

#26084

MINOR

Tavernier
Hotel, LLC
(Frank Strafacci)

**Additional Information
added to File #26082**

26082 - End of Additional Information

REED & COMPANY

Development Services, Inc.



August 15, 2006

Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, Florida 33070

RE: Application for an Amendment to a Minor Conditional Use

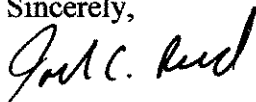
To Whom It May Concern:

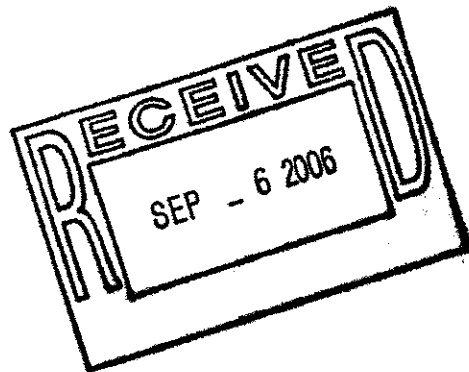
Please find the enclosed application for a request for an amendment to a minor conditional use at the Tavernier Hotel Property located at 91865 Overseas Highway. Also enclosed is a check for \$5,465 for the following items:

\$4,570 Minor Conditional Use Application Fee; and
\$50 Fire Marshall; and
\$735 (\$245 X 3) Newspaper Advertisement; and
\$90 (30 X \$3 per surrounding property owner) Surrounding Property Owner Notice; and
\$20 Technology Fee
\$5,465

If I can provide any further information or be of any further assistance in this matter, please contact me at your earliest opportunity.

Sincerely,


Joel C. Reed



Project Name:
Tavernier Hotel, LLC

Project Description:
Commercial Development/Redevelopment

Project Type:
Amendment to Minor Conditional Use

Date:
August 2006

Prepared by:

REED & COMPANY Development Services, Inc.

91700 Overseas Hwy, Suite 3 • Tavernier, FL 33070

Office: 305.852.4852 • Cell: 305.303.5413 • Fax: 305.852.4711

Email: joelreed@keysdevelopment.com • Website: keysdevelopment.com

&

Keys Engineering Services, Inc.

86801 Overseas Hwy

Islamorada, Florida

Darryl L. Osborn, P.E.

305-852-0262

INDEX

Required Submittals - TAB 1

- 1 Application for an Amendment to a Minor Conditional Use
- 2 Project Description, Development Analysis, Parking Plan and NROGO Phasing Plan
- 3 Agency Letter granting authorization to Reed & Company Development Services, Inc. to act as agent on behalf of Tavernier Hotel LLC.
- 4 Proof of Ownership for Tavernier Hotel LLC including...
 - ☐ Warranty Deed
 - ☐ Property Record Cards (2006 and 2005)
 - ☐ Florida Department of State, Division of Corporation Documentation
- 5 Location Map
- 6 Aerial Photograph of Site
- 7 Photographs of Site
- 8 Construction Management & Phasing Plan
- 9 Storm water Management Plan
- 10 Mailing Labels and List of Property Owners including Real Estate Numbers, etc.
- 11 Letters of Coordination
 - ☐ Monroe County Health Department
 - ☐ Florida Keys Electric Cooperative
 - ☐ Monroe County Fire Marshall (Request, No Response to date)
 - ☐ Florida Keys Aqueduct Authority (FKAA)
 - ☐ Florida Department of Transportation (FDOT)

Additional Submittals - TAB 2

- 12 Historical Photographs
- 13 Historical Designation Resolutions (0524-1996-0527-1996)
- 14 Letter of Understanding (LOU)
- 15 Ordinance No 016-2006 (Affordable Housing)

Attachments

Attached Sealed and Signed Survey (Attached)

Attached Site Plan, Landscape Plan, Drainage Plan, and First Floor Plans, Second Floor Plans, and Elevations for buildings A, B, & C, (Attached)

Attached Traffic Study (Attached)



MONROE COUNTY PLANNING DEPARTMENT
APPLICATION FOR DEVELOPMENT APPROVAL

Application Fee: Major Conditional Use \$6,020.00 Minor Conditional Use \$4,570.00

Please note: These fees also apply to any Amendments to a Conditional Use

\$50.00 Fire Marshal Fee

\$245.00 for each newspaper advertisement x 3 735

\$3.00 for each property owner noticed 270

\$20.00 technology fee for records conversion, storage, and retrieval

ALL APPLICATIONS MUST BE DEEMED COMPLETE AND IN COMPLIANCE WITH THE MONROE COUNTY CODE BY THE PLANNING STAFF PRIOR TO THE ITEM BEING SCHEDULED (SEE PAGE FOUR.)

1) Applicant Name: TAVERNIER HOTEL LLC (FRANK STRAFACI)

Mailing Address: 10267 SW 22ND PL, DAVIE, FL, 33324

Phone Number:(Home) N/A (Work) 305-859-2203 (Fax) 305-859-2645

2) Agent Name/Title: JOEL REED/REED & COMPANY DEVELOPMENT SERVICES, INC.

Mailing Address: 91700 OVERSEAS HIGHWAY, SUITE 3, TAVERNIER, FL 33070

Phone Number:(Cell) 305-393-5413 (Work) 305-852-4852 (Fax) 305-452-4711

3) Property Owner(s): SAME AS APPLICANT

Mailing Address: _____

Phone Number:(Home) _____ (Work) _____ (Fax) _____

4) Legal Description of Property:

Street Address: 91865 OVERSEAS HIGHWAY, TAVERNIER, FL, 33070

Lot: 1-5 & 36-37 Block: A & PT DISCLAIMED ALLEY Subdivision: TAVERNIER #2

If in metes and bounds, attach legal description on separate sheet.

Key: KEY LARGO MM: APPROX. 92

Real Estate (RE) Number(s): 00555610-000000 & 00555620-000000

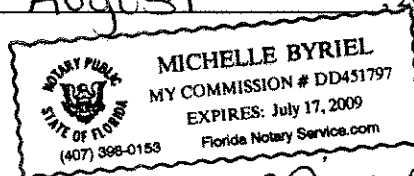
- 5) Land Use District(s): SUBURBAN COMMERCIAL (SC)
- 6) Present use of the property: MIXED USE COMMERCIAL TO INCLUDE: RESTURANT, HOTEL, RESIDENCE, AND OFFICE
- 7) Proposed use of the property: COMMERCIAL RETAIL (TO INCLUDE RESTURANT), OFFICES, AND AFFFORDABLE HOUSING UNITS
- 8) Gross floor area in square feet (Non-residential uses): 6,616 SQUARE FEET
- 9) Number of residential units to be built: NONE
- 10) Number of affordable or employee housing units to be built: Six (6)
- 11) Number of hotel-motel, recreational vehicle, institutional residential or campground units to be built per type: NONE
- 12) Has an application been submitted for this site within the past two years? NO
- 13) If yes, name of the applicant and date of application: N/A

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Joel C. Reed
Signature of Applicant or Agent

8/10/06
Date

Sworn before me this 10 day of August, 20 06 A.D.



Michelle Byriel
Notary Public
My Commission Expires

ATTACHMENT A

The following is a list of required documents for conditional use approval. To determine whether an item is appropriate to a particular application, please contact the Planner and Biologist reviewing your application.

- X PROOF OF OWNERSHIP: deed, lease or pending sale contract.
- X LOCATION MAP showing where the project is located on the Key. This enables people to easily find the project
- X PHOTOGRAPHS of site from the main adjacent road. A recent aerial photograph with property boundaries delineated may be substituted.
- X SEALED AND SIGNED SURVEY by a Florida registered surveyor. The survey should include elevations and location of all existing structures, paved areas, location of all utility structures, bodies of water, docks, piers, mean high water line, acreage by Land Use District and acreage by habitat.
- N/A VEGETATION SURVEY or Habitat Evaluation Index, if applicable, prepared by a biologist qualified by the Monroe County Environmental Resources Department.
- N/A ENVIRONMENTAL DESIGNATION SURVEY and COMMUNITY IMPACT STATEMENT (Major Conditional Uses only).
- X SITE PLAN prepared by a Florida registered architect, engineer or landscaped architect at a standard engineering scale as appropriate for the size and shape of the project
INCLUDING BUT NOT LIMITED TO:
- Property lines and mean high-water shoreline and outside dimensions of the entire parcel;
 - All areas and dimensions of existing and proposed structures;
 - Adjacent roadways and uses of adjacent property;
 - Setbacks as required by the Land Development Regulations;
 - Parking (including handicap parking) and loading zone locations and dimensions;
 - Calculations for open space ratios, floor area ratios, density and parking;
 - Outdoor lighting location, type, power and height;
 - Extent and area of wetlands, open space areas and landscape areas;
 - Location of solid waste separation, storage and removal;
 - Type of ground cover such as asphalt, grass, pea rock;
 - Sewage treatment facilities;
 - Existing and proposed fire hydrants or fire wells;
 - Location of bike racks (if required);
 - Flood zones pursuant to the Flood Insurance Rate Map (FIRM);
 - Adjacent Land Use Districts.
- X FLOOR PLANS at an appropriate standard architectural scale including handicap accessibility features;
- X LANDSCAPE PLANS at the same scale as the site plan. May be on a separate plan or shown on the site plan. **INCLUDING BUT NOT LIMITED TO:**
- Building footprints, driveways, parking areas and other structures;
 - Open space preservation areas;

Size and type of buffer yards including the species, size and number of plants;
Parking lot landscaping including the species, size and number of plants;
Existing natural features;
Specimen trees, or threatened and endangered plants to be retained and those to
be relocated or replaced;
Transplantation plan (if required).

- ☒ **CONCEPTUAL DRAINAGE PLAN** with drainage calculations prepared by a registered engineer at the same scale as the site plan: The plan must show existing and proposed topography, all drainage structures, retention areas and drainage swales, and existing and proposed permeable and impermeable areas.
- ☒ **ELEVATION DRAWINGS** of all proposed structures with the elevations of the following features referenced to NGVD: Existing grade, finished grade, finished floor elevations (lowest supporting beam for V-zone development), roofline and highest point of the structure.
- ☐ **TRAFFIC STUDY** prepared by a licensed traffic engineer.
- ☒ **CONSTRUCTION MANAGEMENT PLAN** (State how impacts on nearshore water and surrounding property will be managed - i.e. construction barrier, hay bales, flagging, etc.).
- ☒ **CONSTRUCTION PHASING PLAN.**
- ☒ **TYPED NAME AND ADDRESS MAILING LABELS** of property owners within a 300 feet radius of the subject property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. **Also**, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the three hundred (300) feet, each unit owner must be included.

All Applications require sixteen (16) copies of all blueprints.

LETTERS OF COORDINATION MAY BE REQUIRED FOR YOUR PROJECT. The applicant must check with the Planning Department to identify other agencies expected to review the project. If the supporting data such as blueprints or surveys are larger than 8 1/2 x 14 inches, the applicant shall submit sixteen (16) copies of each.

These may include:

- ☒ Florida Keys Aqueduct Authority (FKAA)
☒ Florida Department of Health and Rehabilitative Services (HRS)
☒ Florida Keys Electric Cooperative (FKEC) / City Electric System (CES)
☒ Monroe County Fire Marshall
☐ South Florida Water Management District (SFWMD)
☐ Florida Department of Environmental Protection (FDEP)
☐ Florida Department of State, Division of Historic Resources
☐ Florida Game and Freshwater Fish Commission (FGFCC)
☐ U.S. Army Corps of Engineers (ACOE)
☐ U.S. Fish and Wildlife Service (USFW)
☐ Monroe County Recycling Department
☒ Florida Department of Transportation (FDOT)

TAVERNIER HOTEL, LLC

91865 OVERSEAS HWY
TAVERNIER, FL 33070
(305) 852-4131

1124

Date Aug 10, 2006

63-1411/670
3

PAY to the
Order of

Monroe County Planning Department

\$ 5465.20

fine assessed from building & site \$ 100.00

Dollars

Security features
are included.
Details on back.

MARINE BANK

OF THE FLORIDA KEYS
82787 Overseas Highway
Islamorada, Florida 33036
www.marinebank.com

For

Minor Court Use Process

[Signature]

⑈001124⑈ ⑆067014110⑆ 0010100445⑈

REED & COMPANY Development Services, Inc.

91700 Overseas Hwy, Suite 3 • Tavernier, FL 33070

Office: 305.852.4852 • Cell: 305.393.5413 • Fax: 305.852.4711

Email: joelreed@keysdevelopment.com • Website: keysdevelopment.com



PROJECT DESCRIPTION

We are requesting a an amendment to a minor conditional use application for the redevelopment of a property commonly known as the Tavernier Hotel. Located at 91865 Overseas Highway, Tavernier, FL, 33070. The property is currently developed with six (6) principal structures and has a variety of uses. Four (4) of the six (6) structures have historical designation. Building #1 is known as the Copper Kettle Restaurant and is 1,912 square feet of commercial retail space used as a restaurant. Building #2 is known as the "Old Garage" building and has a variety of uses to include 504 square feet of commercial retail space and a 616 square foot residence. Building #3 is commonly known as the Standard Oil Gas Station, is 366 square feet and used as a hotel room. Building #4 is known as the Tavernier Hotel which is a two story structure consisting of 5,254 square feet with 17 hotel rooms (6 on the first floor and 11 on the second floor), lobby and an office. Building #5 is the former Tea Room and is 1104 square feet of commercial retail space. Lastly, Building #6 is a 288 square feet of commercial retail space used as storage.

The redevelopment plan anticipates a renovation and remodel of the structures while maintaining their historical designation. A combination of both renovation and restoration will be carried out to bring the property back to its former glory and to stand as continued landmark and centerpiece in Historic Downtown Tavernier. All the structures will remain with the exception of the 288 square foot Building #6 with is currently used as storage and carries no historical designation. Building #1, the Copper Kettle Restaurant will be rehabilitated and continued to be used as commercial retail space. Building #2 the Old Garage will be remodeled into two commercial retail spaces. Building #3, the former Stand Oil Gas Station will be rehabilitated and used as commercial retail space. Building #4, Tavernier Hotel, will be rehabilitated and the new uses will consists of commercial retail spaces on the first floor with six (6) affordable housing units on the second floor. Building #5 will be rehabilitated and will continue its use as commercial retail space. Building #6 will be demolished. The existing eighteen (18) hotel units and one (1) residence are programmed to be transferred off site and we would request that during the conditional use approval that we also receive sender site approval establishing this property as a sender site for the 18 hotel rooms and the 1 residence. Since demolition of existing structures is not occurring it is our intention to bring the site into compliance to the "maximum extent practicable" where non conformities exist. We would also like to state our intention is to enter into an agreement with the County to develop the six (6) affordable units on the second floor to be used as mitigation sites for either off site transfers of market rate units or as mitigation sites for units that are required to be created as part of new residential development and redevelopment.

Although it is necessary for the project to be financially viable in order for the rehabilitation to occur, the owner is most interested in recreating the historical feel of the "complex" which has existed over the years. Historically these properties served as a meeting place or "downtown" for

June 2006

Tavernier Hotel Commercial Redevelopment Project, "Minor conditional use"
Project Description prepared for Amendment to Minor Conditional Use Application

Page 2 of 2

REED & COMPANY Development Services, Inc.

91700 Overseas Hwy, Suite 3 • Tavernier, FL 33070

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residents in Tavernier. The primary hotel structure was built in the early 1930s by H.S. McKenzie as a one-story concrete block movie theater. In 1938 a second story was added and it began operation as a Hotel. Another structure served as a garage providing repairs to automobiles, and there was a standard oil gas station located along US1 between the Hotel and Restaurant. The Copper Kettle Restaurant formerly was used as a convenience store. And the Tavernier Tea Room served as a gathering place. Later in the 1970's County Commissioner Harry Harris's office was located in here. The vision of the owner is to rehabilitate this property to back to its former glory so that it can stand as a landmark to the community and so that a recreate that "sense of place" which once existed.

June 2006

Tavernier Hotel Commercial Redevelopment Project, "Minor conditional use"
Project Description prepared for Amendment to Minor Conditional Use Application

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Development Analysis			
Property	PERCENT	ACRES	SQUARE FEET
O.S.R.		0.48	20,754
Remaining Property	20%	0.10	4,151
	80%	0.38	16,603
SINGLE USE DEVELOPMENT POTENTIAL AT MAXIMUM NET DENSITIES BASED ON CURRENT REGULATIONS			
	Units/buildable acre or FAR	Percent of Site used by Development	Units or Square Footage
Hotel/Motel (units/buildable acre)	15	100%	5.72
Residential Housing (units/buildable acre)	6	100%	2.29
Affordable Housing Units	18	100%	6.86
Commercial Retail			
Low Intensity	0.35	100%	7,264
Medium Intensity	0.25	100%	5,189
High Intensity	0.15	100%	3,113
Offices	0.4	100%	8,302
EXISTING			
	Units/buildable acre or FAR	Percent of Site used by Development	Units or Square Footage
Mixed Use Development			
Hotel/Motel: 17 units located in Tav. Hotel Bldg. #4, and 1 unit located in Bldg. #3 "Former Gas Station"	15	314.83%	18.00
Residential Housing: located in Bldg. #2 "Old Garage"	6	43.73%	1.00
Commercial Retail Eating/Drinking			
Copper Kettle Restaurant, Bldg. #1	0.25	36.85%	1,912
Subtotal Commercial Retail Eating/Drinking		36.85%	1,912
Commercial Retail			
Old Garage, Bldg. #2	0.25	9.71%	504
Tea Room Bldg. #5	0.25	21.28%	1,104
Storage Shed Bldg. #6	0.25	5.55%	288
Subtotal Commercial Retail		36.54%	1,896
TOTAL Commercial Retail		73.39%	3,808
SITE UTILITY		431.95%	
PROPOSED			
	Units/buildable acre or FAR	Percent of Site used by Development	Units or Square Footage
Mixed Use Development			
Former Hotel/Motel to be transferred off site	N/A	N/A	N/A
Residential Housing to be transferred off site	N/A	N/A	N/A
6 New Affordable Housing Units*	18	87.45%	6.00
Commercial Retail Eating and Drinking			
Former Copper Kettle Restaurant Building (Med Intensity)	0.25	36.85%	1,912
Subtotal Commercial Retail Eating/Drinking		36.85%	1,912
Commercial Retail			
Old Garage, Bldg. #2 (2 spaces @ 305 square feet each plus restrooms at 158 square feet	0.25	14.80%	768
Former Tea Room	0.25	21.28%	1,104
Former Gas Station, used as hotel room, to become commercial retail	0.25	3.95%	205
Former first floor of Tavernier Hotel which was used as hotel units to become commercial retail space	0.25	50.63%	2,627
Former Storage Shed To Be Demolished	N/A	N/A	N/A
Subtotal Commercial Retail		90.66%	4,704
TOTAL Commercial Retail		127.51%	6,616
SITE UTILITY		127.51%	
NOTES:			
6 AFH Units with 87.45% of site utility were not included in calculations due to Ordinance 016-2006 which permits exclusion; and			
Analysis is based on the site deemed to be at maximum net density; and			
Redevelopment proposes a decrease in the intensity/density use of the site by 304.44%; and			
Without the new Affordable Housing Ordinance the redevelopment would still decrease density/intensity by 216.98%; and			
LOU acknowledged existing 3808 Square feet of Commercial NROGO, 18 Hotel Rooms, and 1 Residence; and			
All Commercial Retail Components were based on a medium intensity use			
1133 square feet in Building #4 was not included in calculations due to their accessory nature to the hotel use which included: Linens Room (124 SF); Laundry Room (80 SF); Hotel Office (300 SF); and Hotel Lobby (629 SF).			

REED & COMPANY Development Services, Inc.

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Parking Requirements and Shared Parking Calculations...

We have structured the development and taken into consideration parking restrictions that are associated with this site. With that said our redevelopment does not increase the required number of parking spaces at the site. In fact it lowers the required parking by almost one unit. The August 17, 2005 Tavernier Historic District Preservation Guidelines allow up to 100% of the required parking to be waived on contributing, non-contributing and new structures. Since this development falls within these parameters we ask that 53% (Percentage of spaces lacking equals the difference between 21 provided and 44.8 required X 100%) of the required spaces be waived. In addition Section 9.5-146 allows us to bring nonconformities such as parking into compliance to the maximum extent practicable.

PARKING REQUIREMENTS				
	Spaces Required	Multiplier	Uses	Spaces Required
EXISTING USES				
Hotel	.75 Per Room	0.75	18.00	13.5
Attached Residence	1.5 Per Unit	1.50	1.00	1.5
Commercial Retail	3.0 Per 1,000 SF	3.00	1,896	5.688
Restaurants - Eating and Drinking	14 Per 1,000 SF	14.00	1,912	26.768
Total Parking Required				47.456
Existing Parking Provided				24.00
PROPOSED USES				
Affordable Housing Units	1.0 Per Unit	1.00	6.00	6
Commercial Retail	3.0 Per 1,000 SF	3.00	4,704	14.112
Restaurants - Eating and Drinking	14 Per 1,000 SF	14.00	1,912	26.768
Total Parking Required				46.88
Total Required with Shared Parking				44.87
Proposed Parking Provided				21.00

Shared Parking Requirement					
USE	Nighttime 12-6 am	Weekday 9am-4pm	Weekday 6pm-12am	Weekend 9am-4pm	Weekend 6pm-12am
Residential	Min Spaces-	6			
Multiplier:	1	0.6	0.9	0.8	0.9
	6	3.6	5.4	4.8	5.4
Commercial Retail	Min Spaces-	14.112			
Multiplier:	0.05	0.6	0.9	1	0.7
	0.7056	8.4672	12.7008	14.112	9.8784
Drinking/Eating	Min Spaces-	26.768			
Multiplier:	0.1	0.4	1	0.8	1
	2.6768	10.7072	26.768	21.4144	26.768
Totals:	9.3824	22.7744	44.8688	40.3264	42.0464

August 2006

Tavernier Hotel Commercial redevelopment project, Amendment to Minor Conditional Use Application

Page 1 of 1

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NROGO ALLOCATION TIMEFRAMES & PHASING			
GENERAL SITE DATA			
	Existing SF	Proposed SF	
Building #1 (Copper Kettle Restaurant)	1912	1912	
Building #2 (Old Garage)	504	768	
Building #3 (Former Gas Station)	0	205	
Building #4 (Tavernier Hotel)	0	2627	
Building #5 (Tea Room)	1104	1104	
Building #6 (Commercial Storage Shed)	288	0	
TOTAL	3808	6616	
<i>Existing Lawfully Established Square Feet per Letter of Understanding</i>			3808
<i>Difference between existing commercial square feet and what is needed (3808 - 6616)</i>			-2808
PHASE I			
	NROGO Credit	NROGO Need	Balance
Request NROGO Allocation January 13, 2007	2500		2500
Demo Building #6	288	0	2788
Remodel Building #1	1912	1912	2788
Remodel Building #5	1104	1104	2788
Remodel Building #3	0	205	2583
Remodel Building #2	504	768	2319
PHASE II	<i>Balance Carried Over</i>		2319
Request NROGO Allocation July 13, 2007	308		2627
Remodel Building #4	0	2627	0

Once Conditional Use approval is received the application will be submitted to the building department. We will then pull permits to finish the work outlined under Phase I once we receive an allocation. We will then wait for the permit on Building #4 until we receive the NROGO allocation of 308 square feet in order to complete the conversion. The majority of the 2,808 NROGO allocation needed will go towards conversion of the Tavernier Hotel which will require 2,627 square feet. The remaining 181 square feet is the difference needed to complete Buildings #2 and #3.

August 2006

Tavernier Hotel Commercial redevelopment project, Amendment to Minor Conditional Use Application

Page 1 of 1

Tavernier Hotel LLC

10267 SW 22nd PL

Davie FL 33324

July 9, 2006

Monroe County Planning Dept.
88800 Overseas Highway
Plantation Key, FL 33070

RE: Tavernier Hotel with Real Estate #'s: 00555610-000000 & 00555620-000000

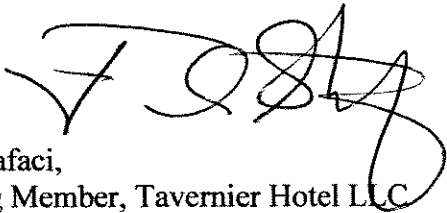
To Whom It May Concern:

Please be advised that this letter will certify that Joel C. Reed, President of Reed & Company Development Services, Inc. will act as agent on behalf of Tavernier Hotel LLC in order to assist with application submissions and retrievals of all documents pertaining to the above described site/project.

Joel C. Reed will be the contact person on the project and will acquire any additional information that the County is requesting from all professionals involved. Please refer to him for, but not limited to, any inquiries, request for additional information, phone conversations, etc. He may be reached at 91700 Overseas Hwy, Suite 3, Tavernier, FL, 33070, or by phone at 305-852-4852 (Office) or 305-393-5413 (Cell).

If there is anything else you require regarding this letter, please do not hesitate to contact me at the above listed address and/or phone number. Thank you for your time in this matter.

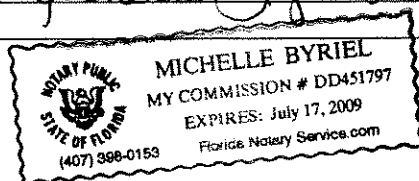
Sincerely,



Frank Strafacci,
Managing Member, Tavernier Hotel LLC

SWORN TO AND SUBSCRIBED before me this 10 day of August 2006
By Frank Strafacci who is personally known
To me or who produced _____ as identification, and who
Did Not take an oath.

SIGNATURE OF NOTARY _____
PRINTED NAME _____



Prepared by:

David A. Wolis

Attorney at Law

David A. Wolis, P.A.

6555 N. Powerline Road Suite 204

Fort Lauderdale, FL 33309

Return to: *Drake Hutchelton, Esq*

Akerman Senterfitt

350 East Las Olas Boulevard

Las Olas Centre II, Suite 1600

Fort Lauderdale, FL 33301

Doc# 1566244 02/14/2006 3:35PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

02/14/2006 3:35PM
DEED DOC STAMP CL: RS \$19,250.00

Doc# 1566244
Bkn 2186 Pgn 2007

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3 day of February, 2006 between Keysway Investments, Inc. whose post office address is 91865 Overseas Highway, Tavernier, FL 33070, grantor, and Tavernier Hotel, LLC, a Florida limited liability company whose post office address is 10267 SW 22nd Place, Davie, FL 33324, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof, recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100.

Parcel Identification Number: 1681946

and

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof, recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100.

Parcel Identification Number: 1681954

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, which are not hereby reimposed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

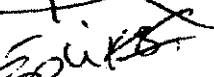
DoubleTime


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Karija Sarta



Witness Name: Nirvana Floracio


Witness Name: Karija Sarta


Witness Name: Nirvana Floracio

Keysway Investments, Inc., a Florida corporation

By: 
James C. Ball, President

By: 
Sandra R. Ball, Vice President

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 3rd day of February, 2006 by James C. Ball, President and Sandra R. Ball, Vice President of Keysway Investments, Inc., a Florida corporation, on behalf of the corporation. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Deborah Scherer

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

PROPERTY APPRAISER

MONROE COUNTY PROPERTY APPRAISER

PROPERTY INFORMATION FOR:

Alternate Key: 1681946
RE Number: 00555610-000000

Property Details

OWNER OF RECORD

TAVERNIER HOTEL LLC
10267 SW 22ND PL
DAVIE FL 33324

PHYSICAL LOCATION

91865 OVERSEAS HWY TAVERNIER

LEGAL DESCRIPTION

TAVERNIER #2 PB2-8 KEY LARGO LOTS 1-4 & 36-37
BK A & PT DISCLAIMED ALLEY RES #11-1968 OR405-
1100 OR456-15/16 OR679-208 OR841-265 OR841-266
OR841-270D/C OR841-272 OR841-274 OR841-28

SECTION, TOWNSHIP, RANGE

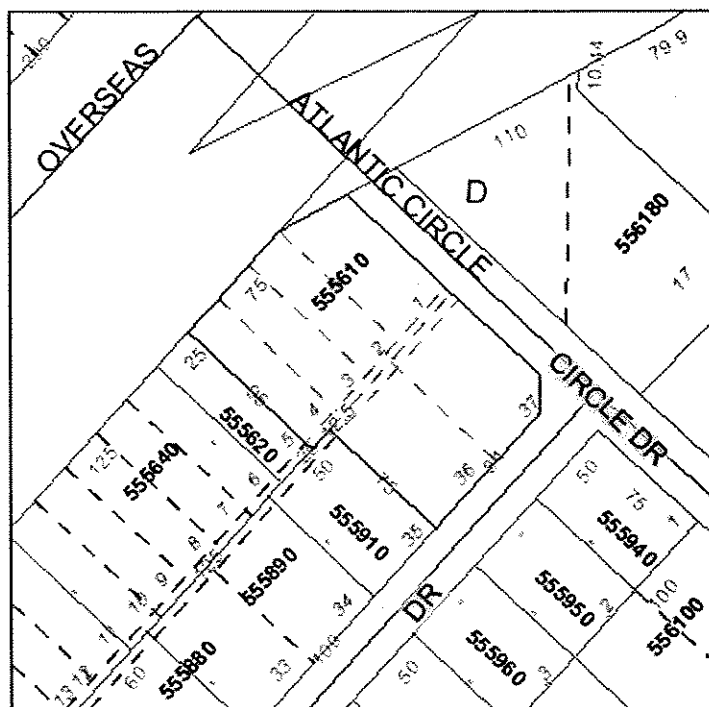
34 - 62 - 38

MILLAGE GROUP

500P

PC CODE

39 - HOTELS, MOTELS

PROPERTY MAP

Building Details

NUMBER OF BUILDINGS

4

TOTAL LIVING AREA

8642

NUMBER OF COMMERCIAL BUILDINGS

4

YEAR BUILT

1936

Land Details

LAND USE CODE

100H - COMMERCIAL HIGHWAY

010D - RESIDENTIAL DRY

LAND AREA

10625 SF

7880 SF

Parcel Value History

<u>TAX ROLL YEAR</u>	<u>BUILDING</u>	<u>MISCELLANEOUS IMPROVEMENTS</u>	<u>LAND</u>	<u>JUST</u>	<u>EXEMPTIONS (NOT INCLUDING SENIORS)</u>	<u>TAXABLE</u>
2005	540,975	24,004	275,540	840,519	0	840,519
2004	540,964	24,625	201,165	766,754	0	766,754
2003	578,254	25,350	179,495	783,099	0	783,099

Parcel Sales History

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

<u>SALE DATE</u>	<u>OFFICIAL RECORDS BOOK/PAGE</u>	<u>PRICE</u>	<u>INSTRUMENT</u>
02/2006	2186/2007	2,750,000	WD
10/2000	1657/1813	1	WD

12/1991	1197/1015	1	WD
09/1988	1067/2306	1	WD
03/1988	1044/1828	1	WD

MONROE COUNTY PROPERTY APPRAISER

PROPERTY INFORMATION FOR:

Alternate Key: 1681954
RE Number: 00555620-000000

Property Details

OWNER OF RECORD

TAVERNIER HOTEL LLC
10267 SW 22ND PL
DAVIE FL 33324

PHYSICAL LOCATION

91855 OVERSEAS HWY KEY LARGO

LEGAL DESCRIPTION

TAVERNIER #2 PB2-8 KEY LARGO LOT 5 BLK A & PT
DISCLAIMED ALLEY E6-162 OR405-1100 OR760-971
OR777-285 OR833-593 OR1010-31 OR1010-339/AFF
OR1172-997 OR1229-148 OR1657-1813 OR2186-200

SECTION, TOWNSHIP, RANGE

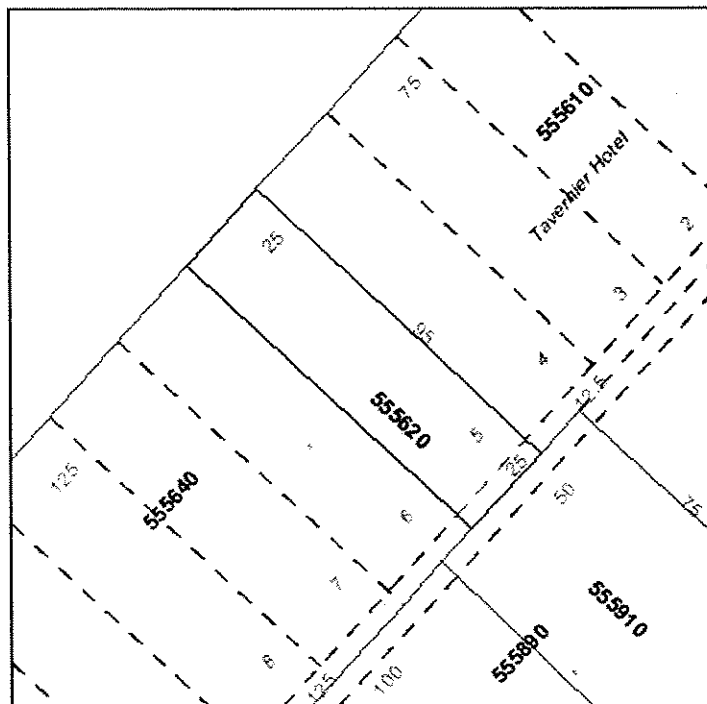
34 - 62 - 38

MILLAGE GROUP

500P

PC CODE

01 - SINGLE FAMILY

PROPERTY MAP

Building Details

NUMBER OF BUILDINGS

1

NUMBER OF COMMERCIAL BUILDINGS

0

TOTAL LIVING AREA

1104

YEAR BUILT

1943

Land Details

LAND USE CODE

010H - RES HIGHWAY US 1

LAND AREA

2375 SF

Parcel Value History

<u>TAX ROLL YEAR</u>	<u>BUILDING</u>	<u>MISCELLANEOUS IMPROVEMENTS</u>	<u>LAND</u>	<u>JUST</u>	<u>EXEMPTIONS (NOT INCLUDING SENIORS)</u>	<u>TAXABLE</u>
2005	111.649	454	40.375	152,478	0	152,478
2004	108.161	454	30.875	139,490	0	139,490
2003	71.250	454	30.875	102,579	0	102,579

Parcel Sales History

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

<u>SALE DATE</u>	<u>OFFICIAL RECORDS BOOK/PAGE</u>	<u>PRICE</u>	<u>INSTRUMENT</u>
02/2006	2186/2007	1	WD
10/2000	1657/1813	1,120,000	WD
10/1992	1229/148	45,000	WD

05/1991	1172/997	40,000	WD
04/1987	1010/341	40,000	WD
05/1981	833/593	45,000	WD
05/1978	777/285	17,500	00

Monroe County Property Record Card (073)

Alternate Key: 1681946
Effective Date: 9/30/2005 3:38:45 PM

Roll Year 2005

Run: 09/30/2005 03:39 PM

KEYSWAY INVESTMENTS INC

P O BOX 452
TAVERNIER FL 33070

Parcel 00555610-000000-34-62-38 Nbhd 3100
Alt Key 1681946 Mill Group 500P
Affordable Housing No PC 39
Inspect Date Next Review
Business Name TAVERNIER HOTEL/COPPERKETTLE
Physical Addr 18, 91856 OVERSEAS HWY, KEY LARGO

Associated Names

Name	DBA	Role
KEYSWAY INVESTMENTS INC,	TAVERNIER HOTEL/COPPERKETTLE	Owner

Legal Description

TAVERNIER #2 PB2-8 KEY LARGO LOTS 1-4 & 36-37 BK A & PT DISCLAIMED ALLEY RES #11-1968 OR405-1100(JMH) OR456-15/16 OR679-208 OR841-265 OR841-266 OR841-270D/C OR841-272 OR841-274 OR841-284 OR1044-1828(JB) OR1067-2306/07(JB) OR1197-1015/16(JB) RE #S 555580-55560 & 555920 & 555930 COMBINED FOR ASSMT PURPOSES 1-27-98 CW OR1657-1813(CMS)

Land Data 1.25

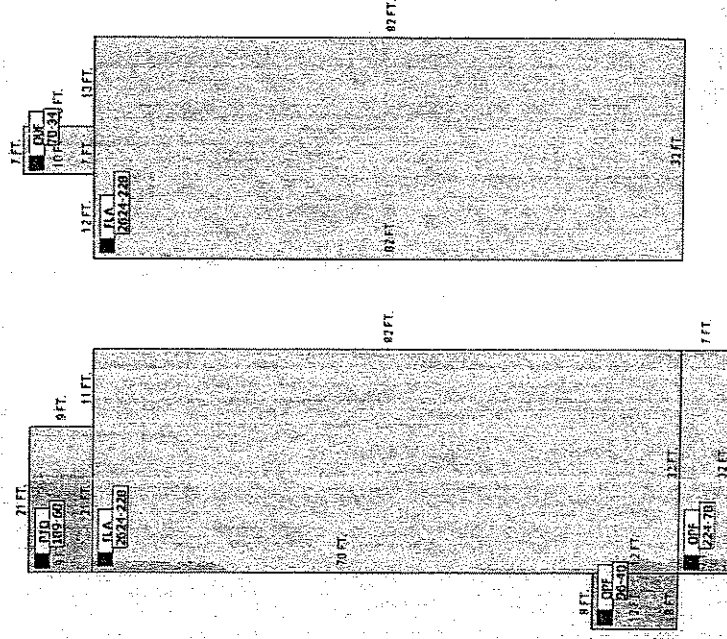
Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Just Value
74022	100H	25	90	No	10,625.00	SF		1.00	1.00	1.00	1.00		N	
74023	010D	50	75	No	7,880.00	SF		1.00	1.00	1.00	1.00		N	

Total Just Value

Monroe County Property Record Card (073)

Alternate Key: 1681946
Effective Date: 9/30/2005 3:38:45 PM
Roll Year 2005
Run: 09/30/2005 03:39 PM

Building Sketch 43681



Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	456	Grnd Floor Area	5248
Effective Age	18	Condition	A	Depreciation %	0.23	Functional Obs	0.00
Appraiser ID	073	Quality Grade	250	Year Built	1936	Economic Obs	0.00
Fireplaces	0	3 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	Extra Fix	21		

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	9	1	1981		2,624	000
OPF	2	0	1	1981		224	001
OPF	3	0	1	1981		96	002
PTO	4	0	1	1975		189	003
FLA	5	9	1	1981		2,624	004
OUF	6	0	1	1981		70	005

Monroe County Property Record Card (073)

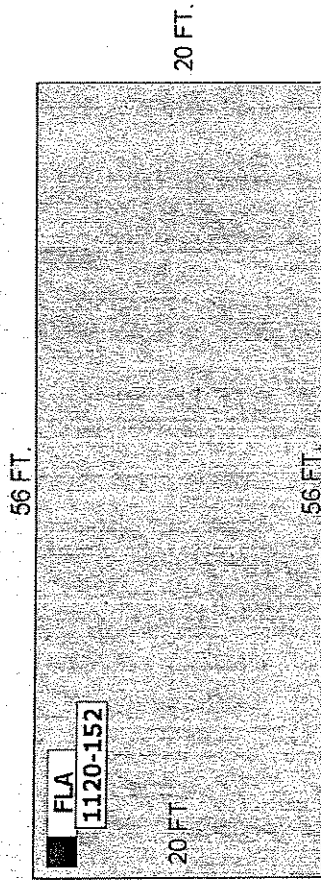
Alternate Key: 1681946 Roll Year 2005
Effective Date: 9/30/2005 3:38:45 PM Run: 09/30/2005 03:39 PM

Interior Finish				Exterior Finish			
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr
199125	14549	HOTEL/MOTEL C	90.00	N	N		5043
199125	14550	OFFICE BLD-1 STORY	10.00	N	N		C.B.S.
199129	14551	HOTEL/MOTEL C	100.00	N	N		

Area %

RCN

Building Sketch 43682



Building Characteristics												
Building Nbr		2		Building Type		0		Perimeter	152	Grnd Floor Area	1120	
Effective Age		18		Condition		A		Depreciation %	0.23	Functional Obs	0.00	
Appraiser ID		073		Quality Grade		250		Year Built	1936	Economic Obs	0.00	
Fireplaces		0		3 Fix Bath		0		5 Fix Bath		0		
2 Fix Bath		0		4 Fix Bath		0		6 Fix Bath		0		
								Extra Fix		9		
Sections												
Type	Number		Wall Height		# Stories		Year Built		% Finished		Area	Sketch ID
FLA	1		8		1		1981				1,120	006

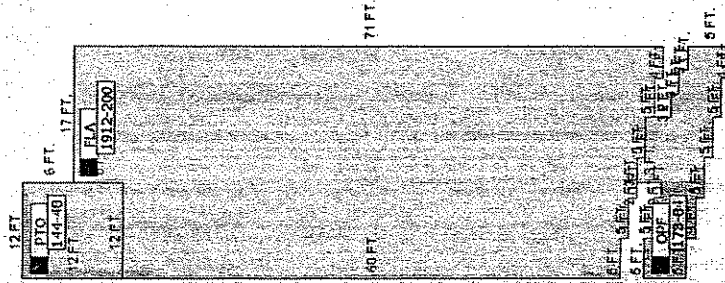
Monroe County Property Record Card (073)

Alternate Key: 1681946
Effective Date: 9/30/2005 3:38:45 PM
Roll Year 2005
Run: 09/30/2005 03:39 PM

Interior Finish				Exterior Finish			
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr
199131	14552	HOTEL/MOTEL C	20.00	N	N		5044
199131	14553	APARTMENTS	55.00	N	N		C.B.S.
199131	14554	SERV SHOPS ETC	25.00	N	N		

Area % Wall Rate
100.00

Building Sketch 43683



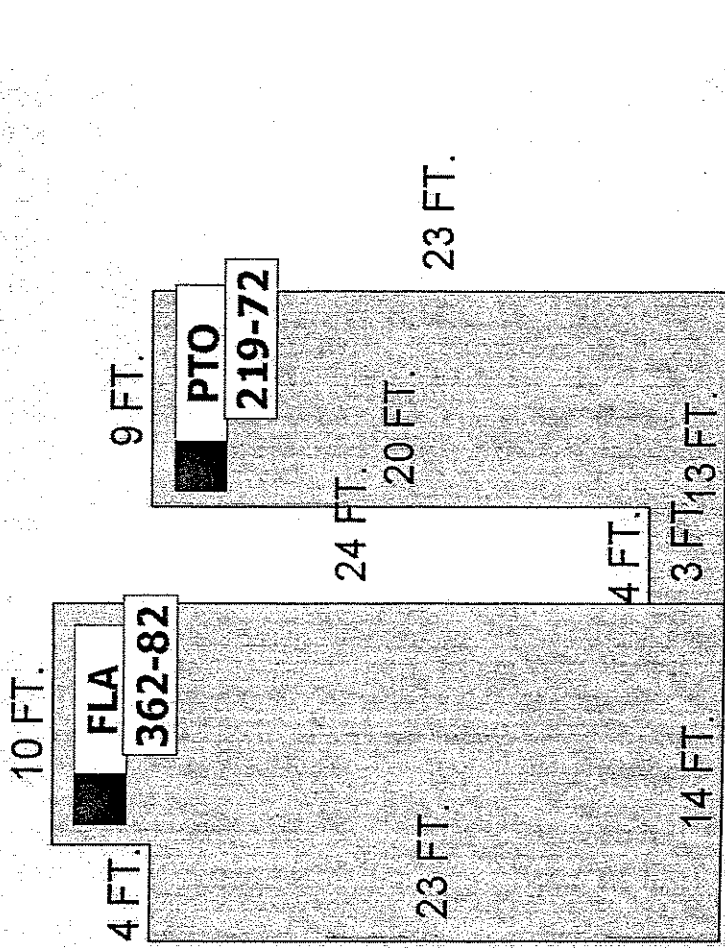
Building Characteristics				Building Characteristics			
Building Nbr	3	Building Type	0	Perimeter	200	Grnd Floor Area	1912
Effective Age	18	Condition	A	Depreciation %	0.23	Functional Obs	0.00
Appraiser ID	073	Quality Grade	250	Year Built	1936	Economic Obs	0.00
Fireplaces	0	3 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0		
				Extra Fix	9		

Sections				Sections			
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1		8	1		1,912	007
OPF	2		0	1		173	008

Monroe County Property Record Card (073)

Alternate Key: 1681946
Effective Date: 9/30/2005 3:38:45 PM
Roll Year 2005
Run: 09/30/2005 03:39 PM

PTO	3	0	1	1981	144	009	
Interior Finish							
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Exterior Finish
199132	14555	RESTAURANT & CAFETR	100.00	N	Y	5045	Ext Nbr Wall Type
						5045	AVE WOOD SIDING
Building Sketch						43684	Area % Wall Rate RCN
						100.00	



Building Characteristics						
Building Nbr	4	Building Type	0	Perimeter	82	Grnd Floor Area
Effective Age	22	Condition	A	Depreciation %	0.27	Functional Obs
Appraiser ID	073	Quality Grade	250	Year Built	1936	Economic Obs
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	
				7 Fix Bath	0	
				Extra Fix	3	

Sections						
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area
FLA	1	7	1	1981		362
PTO	2	0	1	1981		219
						010
						011

Monroe County Property Record Card (073)

Alternate Key: 1681946 Roll Year 2005
Effective Date: 9/30/2005 3:38:45 PM Run: 09/30/2005 03:39 PM

Interior Finish				Exterior Finish			
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	RCN
199135	14556	HOTEL/MOTEL C	100.00	N	N	5046	100.00

Miscellaneous Improvements									
Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	6	UT	0	0	1975	1976	1	20
2	AC2:WALL AIR COND	16	UT	0	0	1975	1976	2	20
3	FN2:FENCES	1,158	SF	0	0	1994	1995	2	30
4	WD2:WOOD DECK	796	SF	0	0	1997	1998	2	40
5	HT2:HOT TUB	1	UT	0	0	1997	1998	2	50
6	RW2:RETAINING WALL	98	SF	49	2	1975	1976	2	50
7	PT3:PATIO	1,190	SF	0	0	1975	1976	1	50
8	AP2:ASPHALT PAVING	232	SF	29	8	1991	1992	2	25
Total Depreciated Value									

Appraiser Notes

2001/05/09 FIELD INSPECTED, PHOTO ON FILE. NCC HISTORICAL BLDGS WITH EXTERIOR/INTERIOR RENOVATIONS 1982. BLDG. 1 - 2 STORY HOTEL BLDG. 2 - CONNECTS RESTAURANT TO HOTEL (1 ROOM/STORAGE/1 APT) BLDG. 3 - RESTAURANT - DOES NOT TRAVERSE, SQUARED FOR COMPUTER BLDG. 4 - COTTAGE (1 ROOM)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	2303978	Sep 5 2002 12:00AM	Jan 1 2004 12:00AM	1		REM/REP 5 TON A/H

Monroe County Property Record Card (073)

Alternate Key: 1681946
Effective Date: 9/30/2005 3:38:45 PM
Roll Year 2005
Run: 09/30/2005 03:39 PM

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2004F	C	201,165		540,964	24,625	766,754	766,754	0	766,754
2003F	O	179,495		578,254	25,350	783,099	783,099	0	783,099
2002F	C	122,010		540,964	26,011	688,985	688,985	0	688,985
2001F	C	76,856		572,788	26,737	676,381	676,381	0	676,381
2000F	C	62,169		520,054	854	583,077	583,077	0	583,077
1999F	C	62,169		520,054	890	583,113	583,113	0	583,113
1998F	C	62,169		427,505	926	490,600	490,600	0	490,600
1997F	C	8,907		320,359	325	329,591	329,591	0	329,591
1996F	C	8,907		291,236	336	300,479	300,479	0	300,479
1995F	C	8,907		291,236	347	300,490	300,490	0	300,490
1994F	C	7,125		291,236	112	298,473	298,473	0	298,473
1993F	C	7,719		291,236	112	299,067	299,067	0	299,067
1992F	C	7,313		291,236	112	298,661	298,661	0	298,661
1991F	C	7,313		223,499	112	230,924	230,924	0	230,924
1990F	C	7,313		223,499	112	230,924	230,924	0	230,924
1989F	C	6,750		223,499	112	230,361	230,361	0	230,361
1988F	C	6,750		174,062	112	180,924	180,924	0	180,924
1987F	C	6,750		171,422	112	178,284	178,284	0	178,284
1986F	C	6,750		171,567	112	178,429	178,429	0	178,429
1985F	C	6,750		168,449	112	175,311	175,311	0	175,311
1984F	C	6,750		166,321	112	173,183	173,183	0	173,183
1983F	C	6,035		166,321	112	172,468	172,468	0	172,468
1982F	C	6,035		80,138	112	86,285	86,285	0	86,285

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1044	1828	3/1/1988	Warranty Deed	0	M	V	1
1067	2306	9/1/1988	Warranty Deed	0	M	V	1
1197	1015	12/1/1991	Warranty Deed	0	M	I	1
1657	1813	10/4/2000	Warranty Deed	0	M	I	1

Monroe County Property Record Card (073)

Alternate Key: 1681954 Roll Year 2005
 Effective Date: 8/10/2005 1:22:31 PM Run: 08/10/2005 01:22 PM

KEYSWAY INVESTMENTS INC
 P O BOX 452
 TAVERNIER FL 33070

Parcel 00555620-000000-34-62-38 Nbhd 3100
 Alt Key 1681954 Mill Group 500P
 Affordable Housing No PC 01
 Inspect Date Next Review
 Business Name SOUTH OF TAVERNIER HOTEL
 Physical Addr 91855 OVERSEAS HWY, KEY LARGO

Associated Names	
Name	Role
KEYSWAY INVESTMENTS INC,	SOUTH OF TAVERNIER HOTEL
	Owner

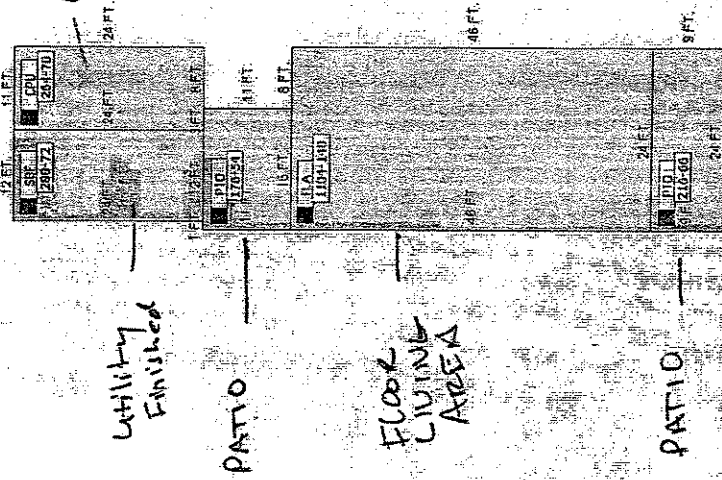
Legal Description
 TAVERNIER #2 PB2-8 KEY LARGO LOT 5 BLK A & PT DISCLAIMED ALLEY E6-162 OR405-1100(JMH) OR760-971 OR777-285 OR833-593 OR1010-31(JB) OR1010-339/AFF OR1172-997(V/C) OR1229-148(JB) OR1657-1813(CMS)

Land Data		1.25
Line ID	Use	Front
74024	010H	25
		Depth
		90
		No
		2,375.00
		SF
		Rate
		1.00
		Depth
		1.00
		Loc
		1.00
		Shp
		1.00
		Phys
		1.00
		Class
		ROGO
		N
		Just Value
		Total Just Value

Monroe County Property Record Card (073)

Alternate Key: 1681954 Roll Year 2005
Effective Date: 8/10/2005 1:22:31 PM Run: 08/10/2005 01:22 PM

Building Sketch 30989



Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	140	Grnd Floor Area	1,104	Special Arch	0
Effective Age	43	Condition	G	Depreciation %	0.43	Functional Obs	0.00		
Appraiser ID	057	Quality Grade	550	Year Built	1943	Economic Obs	0.00		
Inclusions: R1 Includes 1 3-fixture bath and 1 kitchen.									
Roof Type	1	Roof Cover	7	Heat 1	0	Heat 2	0	Heat Src 1	0
Extra Features:				Heat Src 2	0	Foundation	6	Bedrooms	2
2 Fix Bath	0	4 Fix Bath	0	Extra Fix	0	Security	0	Garbage Disposal	0
3 Fix Bath	0	5 Fix Bath	0	Dishwasher	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	5:C.B.S.	1	1997	N	0.00	0.00	1,104	000
PTO	2	0:	1	1997	N	0.00	0.00	216	001
PTO	3	0:	1	1997	N	0.00	0.00	176	002
SBF	4	0:	1	1975	N	0.00	0.00	288	003

Monroe County Property Record Card (073)

Alternate Key: 1681954

Roll Year 2005

Effective Date: 8/10/2005 1:22:31 PM Run: 08/10/2005 01:22 PM

CPU	5	0:	1	1975	N	0.00	0.00	264	004
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Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	AC2:WALL AIR COND	2	UT	0	0	1984	1985	1	20		
2	FN2:FENCES	96	SF	16	6	1983	1984	2	30		

Total Depreciated Value

Appraiser Notes

2001/05/09 HISTORICAL BUILDING - RENOVATIONS MADE 1998

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2004F	C	30,875		108,161	454	139,490	139,490	0	139,490
2003F	C	30,875		71,250	454	102,579	102,579	0	102,579
2002F	C	23,750		55,892	454	80,096	80,096	0	80,096
2001F	C	13,657		46,577	464	60,698	60,698	0	60,698
2000F	C	8,907		44,371	3,744	57,022	53,662	25,000	28,662
1999F	C	8,907		41,201	6,610	56,718	52,252	25,000	27,252
1998F	C	8,907		41,201	1,322	51,430	51,430	25,000	26,430
1997F	C	8,907		33,607	1,322	43,836	43,836	0	43,836
1996F	C	8,907		30,553	1,322	40,782	40,782	0	40,782
1995F	C	8,907		30,553	1,322	40,782	40,782	0	40,782
1994F	C	7,125		30,553	1,322	39,000	39,000	0	39,000
1993F	C	7,719		30,553	1,322	39,594	39,594	0	39,594
1992F	C	7,313		30,553	1,322	39,188	39,188	25,000	14,188
1991F	C	7,313		30,553	1,322	39,188	39,188	0	39,188
1990F	C	7,313		30,553	1,322	39,188	39,188	0	39,188
1989F	C	6,750		30,553	1,322	38,625	38,625	0	38,625
1988F	C	6,750		28,105	1,322	36,177	36,177	0	36,177
1987F	C	6,750		20,723	1,322	28,795	28,795	0	28,795
1986F	C	6,750		20,824	1,322	28,896	28,896	0	28,896
1985F	C	6,750		19,984	1,322	28,056	28,056	0	28,056
1984F	C	6,750		29,542	1,322	37,614	37,614	0	37,614
1983F	C	6,035		29,542	1,322	36,899	36,899	0	36,899
1982F	C	6,035		27,629	1,322	34,986	34,986	0	34,986

Monroe County Property Record Card (073)

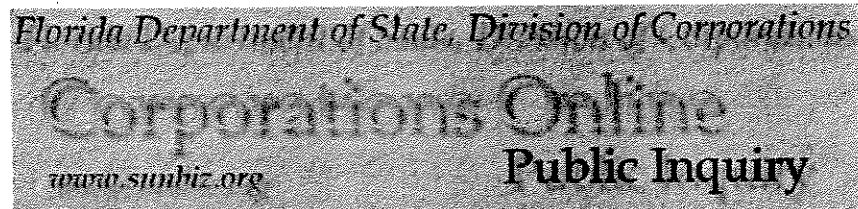
Alternate Key: 1681954

Roll Year 2005

Effective Date: 8/10/2005 1:22:31 PM Run: 08/10/2005 01:22 PM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
777	285	5/1/1978	Conversion Code	0	Q	I	17,500
833	593	5/1/1981	Warranty Deed	0	Q	I	45,000
1010	341	4/1/1987	Warranty Deed	0	Q	I	40,000
1172	997	5/1/1991	Warranty Deed	0	Q	I	40,000
1229	148	10/1/1992	Warranty Deed	0	Q	I	45,000
1657	1813	10/4/2000	Warranty Deed	0	M	I	1,120,000



Florida Limited Liability

TAVERNIER HOTEL, LLC

PRINCIPAL ADDRESS

10267 SW 22ND PLACE
DAVIE FL 33324

MAILING ADDRESS

10267 SW 22ND PLACE
DAVIE FL 33324

Document Number
L06000002729

FEI Number
NONE

Date Filed
01/09/2006

State
FL

Status
ACTIVE

Effective Date
NONE

Total Contribution
0.00

Registered Agent

Name & Address
AMERICAN INFORMATION SERVICES, INC. LAS OLAS CENTRE II, SUITE 1600 350 E. LAS OLAS BLVD. FORT LAUDERDALE FL 33301

Manager/Member Detail

Name & Address	Title
NONE	

Annual Reports

Report Year	Filed Date
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From: *Diana Guera*
 Account Name : AKERMAN, SENTERPITT & EIDSON, P.A. (FT. LAUDERDALE)
 Account Number : I19980000010
 Phone : (954) 463-2700
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**ARTICLES OF ORGANIZATION
OF
TAVERNIER HOTEL, LLC**

**ARTICLE I
NAME**

The name of the limited liability company (the "Company") is: TAVERNIER HOTEL,
LLC

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the Company are:


10267 SW 22nd Place
Davie, FL 33324

**ARTICLE III
INITIAL REGISTERED OFFICE AND AGENT**

The name and street address of the Company's initial registered agent are:

American Information Services, Inc.
Las Olas Centre II, Suite 1600
350 E. Las Olas Boulevard
Fort Lauderdale, Florida 33301

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization
this 9th day of January, 2006.



Edward L. Ristaino, Esq.,
Authorized Representative of a member

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

06 JAN -9 AM 8:55

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**CERTIFICATE OF ACCEPTANCE BY
REGISTERED AGENT**

Pursuant to the provisions of the Florida Limited Liability Company Act, the undersigned submits the following statement in accepting the designation as registered agent of **TAVERNIER HOTEL, LLC**, a Florida limited liability company (the "Company"), in the Company's Articles of Organization:

Having been named as registered agent and to accept service of process for the Company at the registered office designated in the Company's Articles of Organization, the undersigned accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and the undersigned is familiar with and accepts the obligations of its position as registered agent.

IN WITNESS WHEREOF, the undersigned has executed this Certificate this 9th day of January, 2006.

American Information Services, Inc.

By: 

Diana M. Guerra, Assistant Secretary

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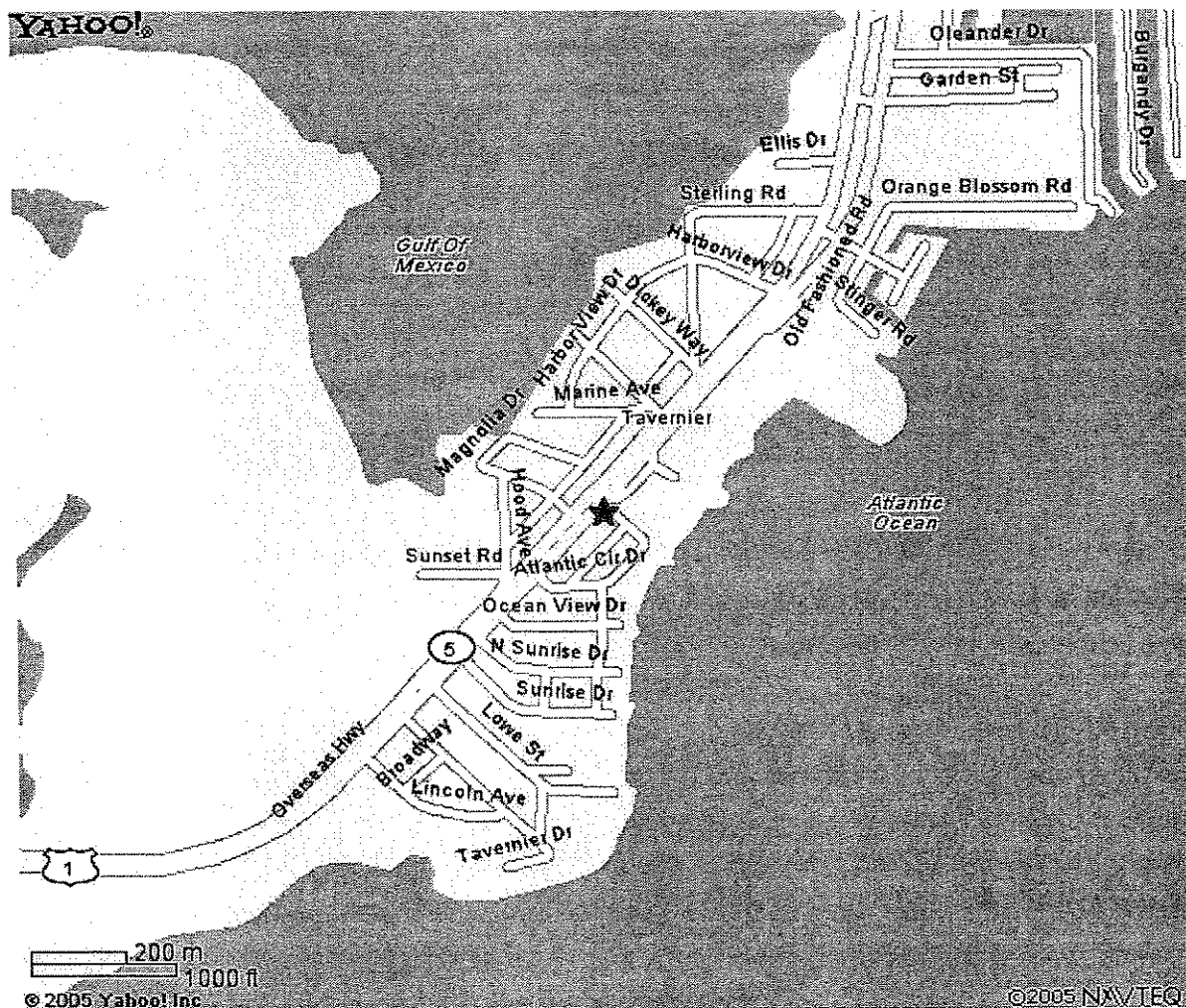
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When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

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TAVERN DRIVE

SUBJECT
SITE

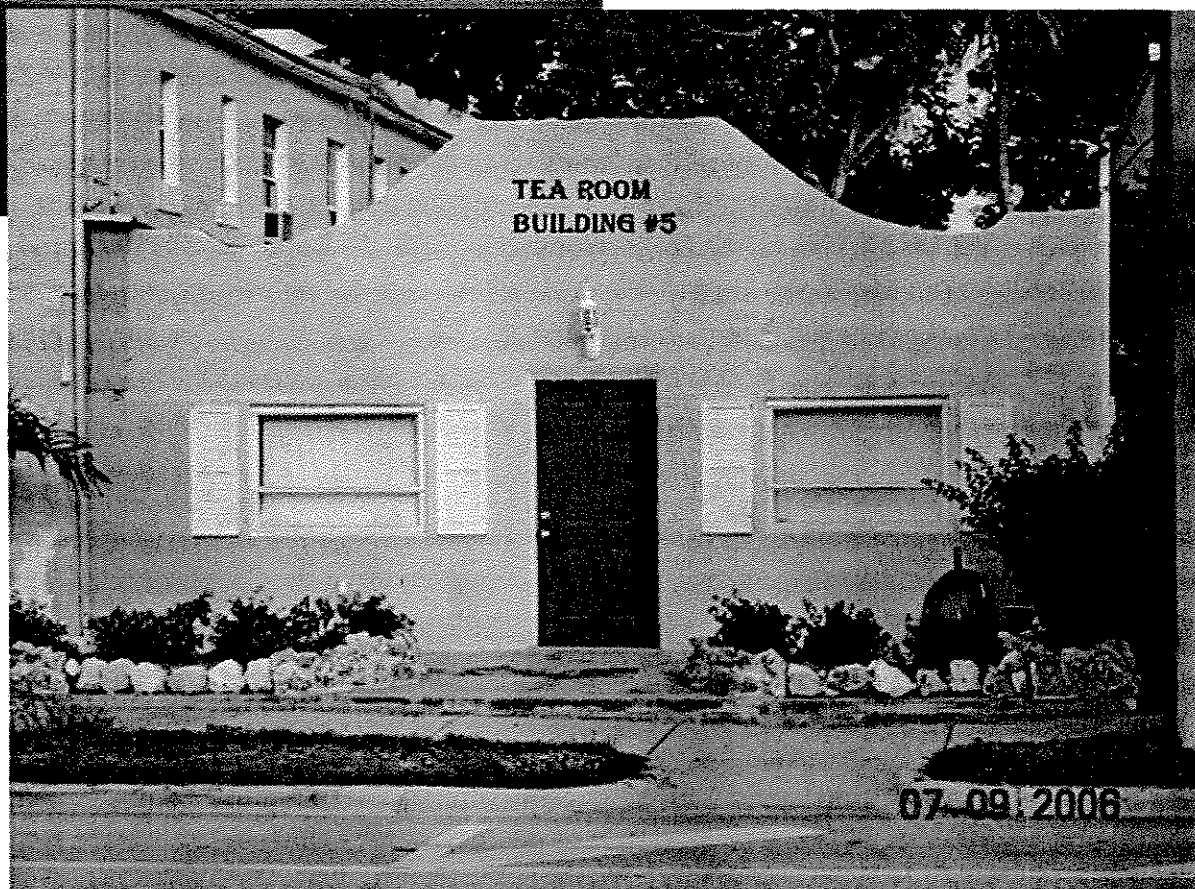
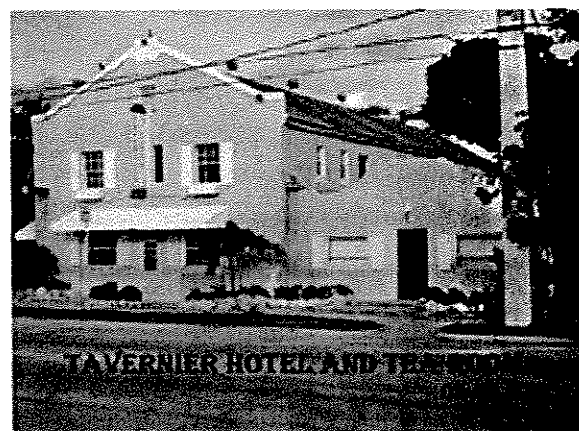
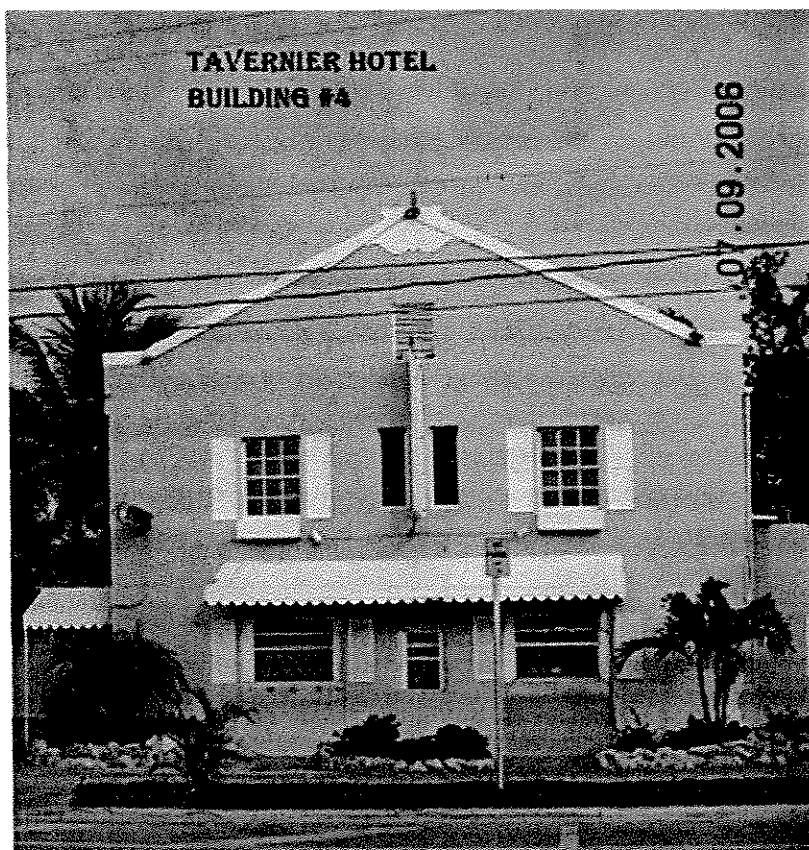
ATLANTIC CIRCLE

US 1 NORTHBOUND

2005 AERIAL PHOTOGRAPH

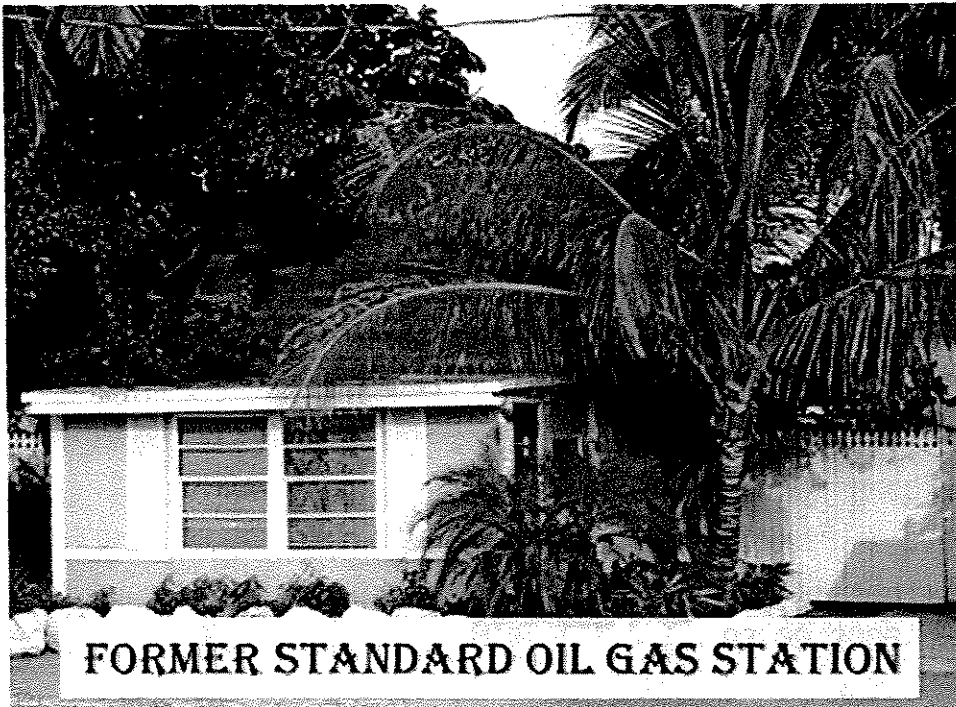
COURTESY OF NOAA.GOV, FLOWN FOLLOWING HURICANE WILMA

PHOTOTGRAPHS: TAVERNIER HOTEL AND TEA ROOM

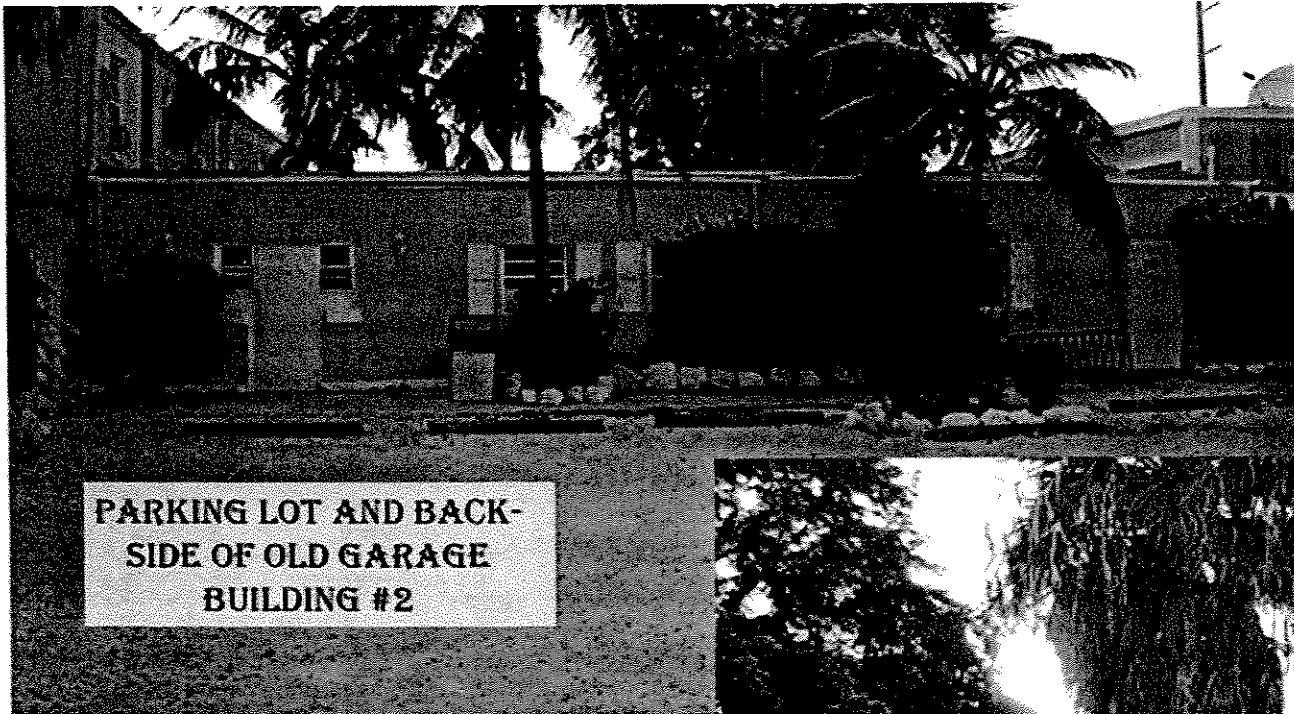


PHOTOGRAPHS:

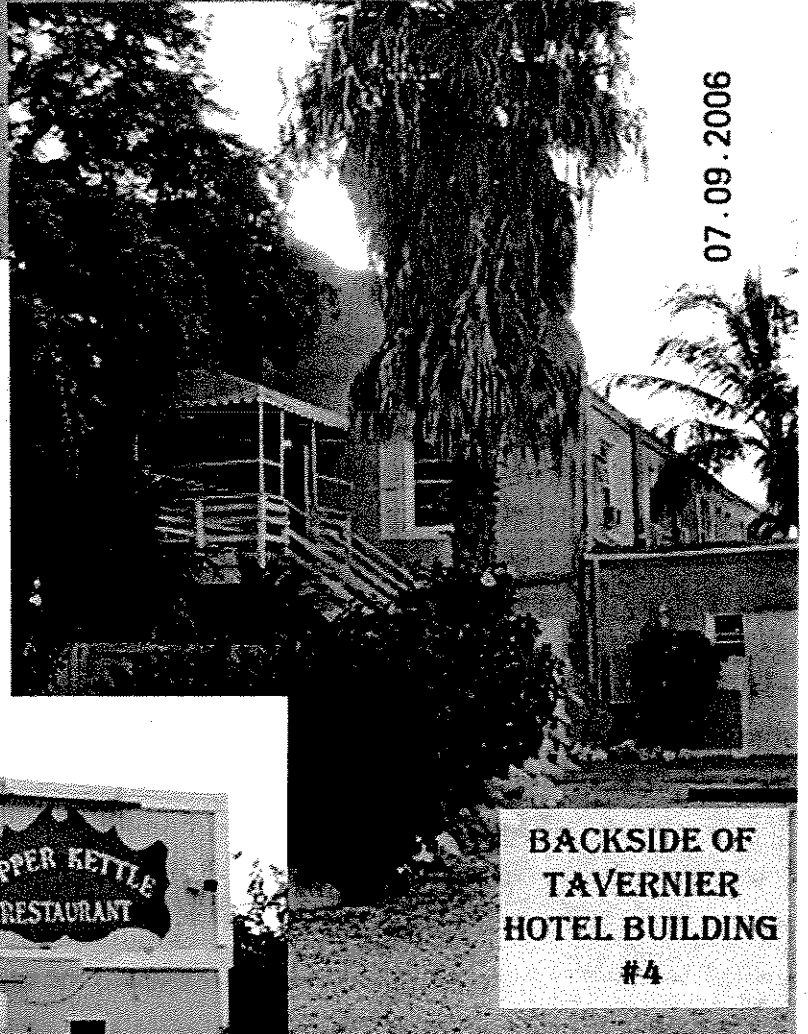
COPPER KETTLE RESTAURANT & FORMER STANDARD OIL GAS STATION



PHOTOGRAPHS: REAR OF PROPERTY

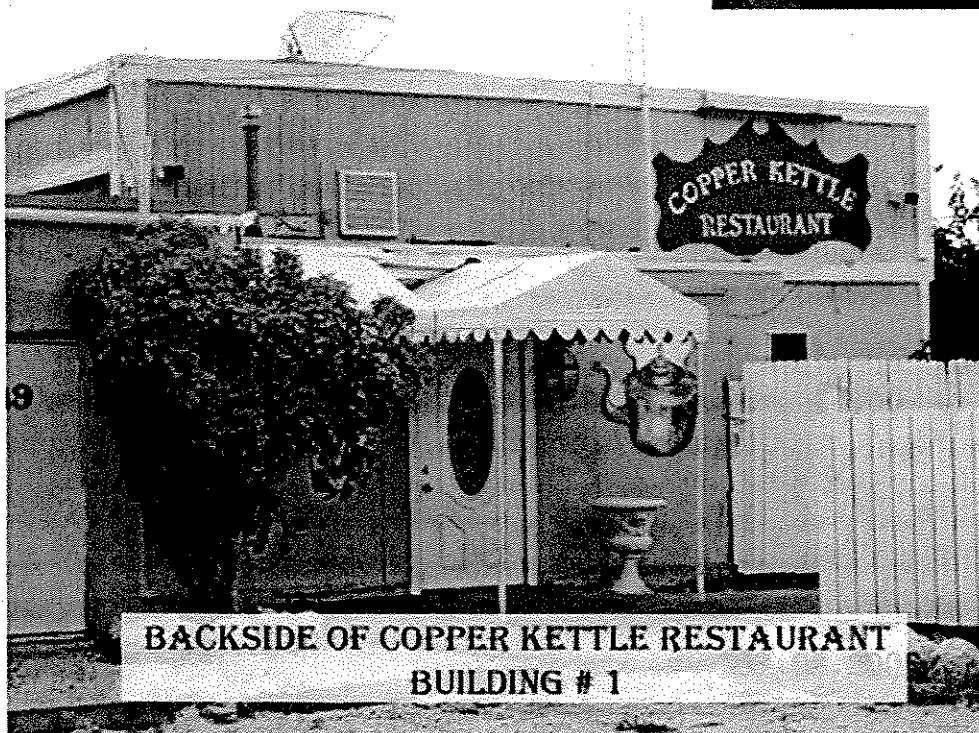


PARKING LOT AND BACK-
SIDE OF OLD GARAGE
BUILDING #2



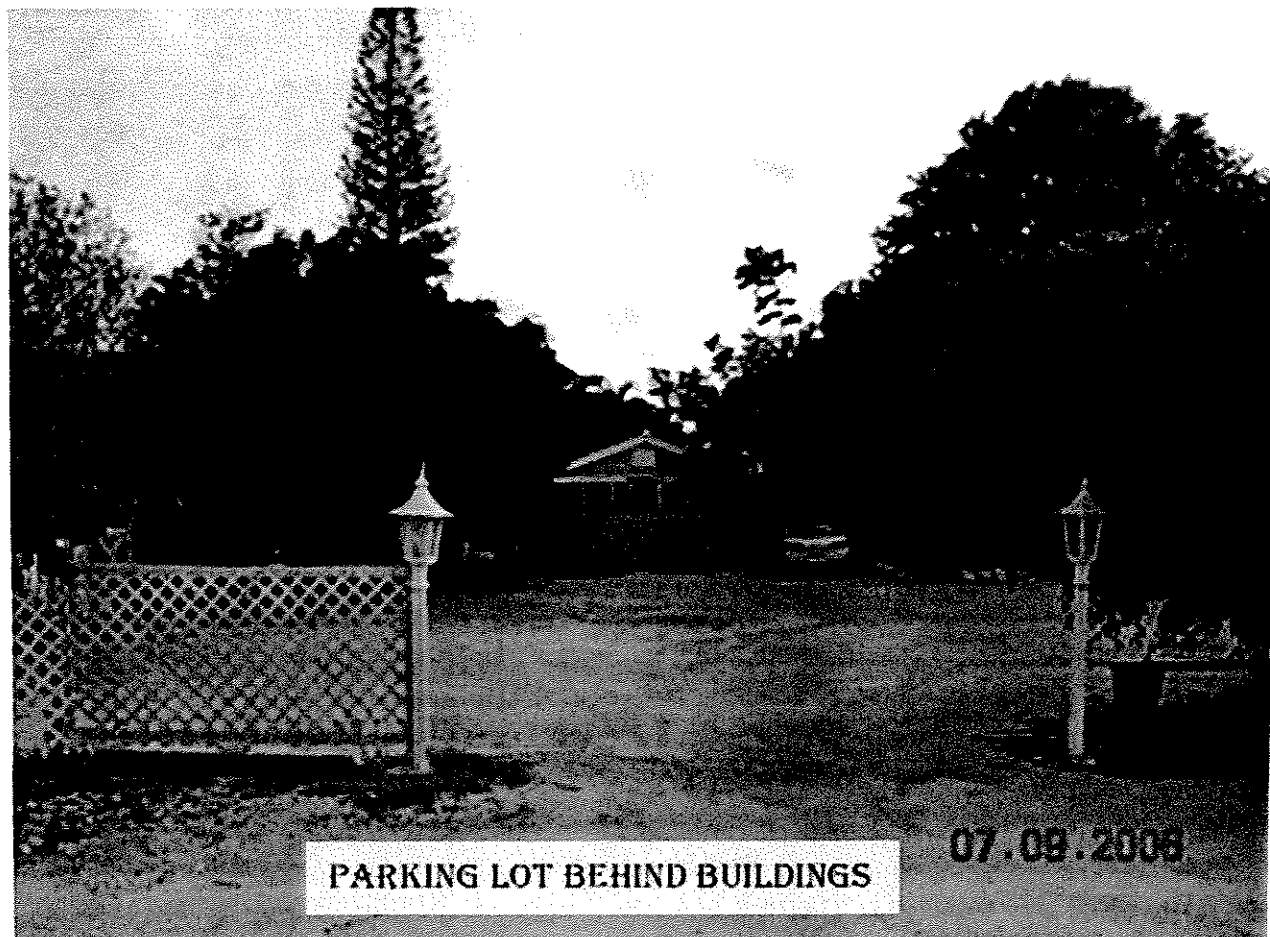
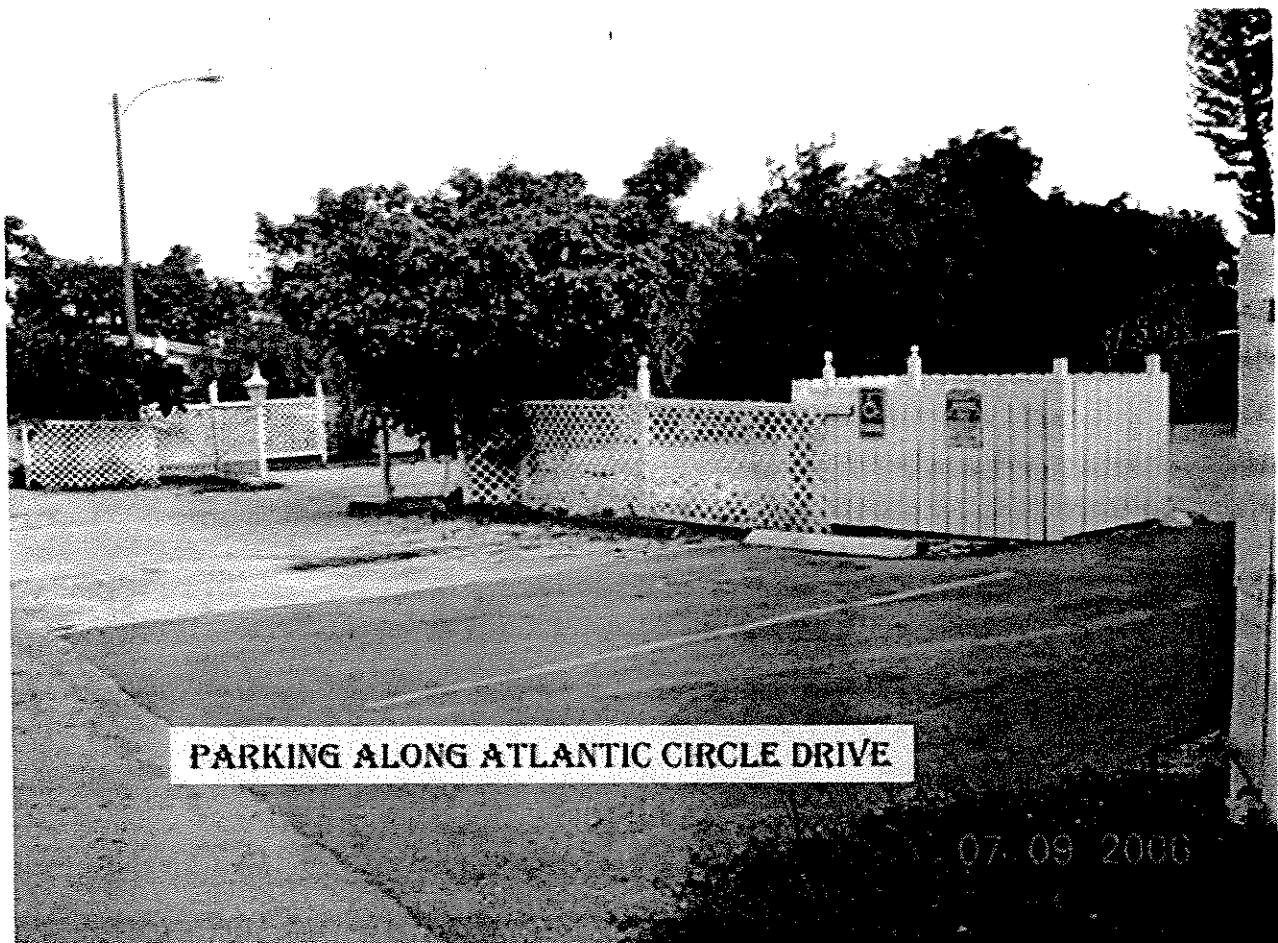
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BACKSIDE OF
TAVERNIER
HOTEL BUILDING
#4



BACKSIDE OF COPPER KETTLE RESTAURANT
BUILDING # 1

PHOTOGRAPH: PARKING LOT IN REAR OF PROPERTY





CONSTRUCTION MANAGEMENT & PHASING PLAN

The project will be carried out in two phases...

PHASE 1 (January 2007 thorough September 2007):

- a) Construction barriers will be placed at the outer edge of the construction impact zones and will be visible and of durable material. Barriers will remain in place until final inspection for a certificate of occupancy has been approved; AND
- b) Temporary signage will be placed on site for the public safety and notification; and
- c) Construction debris containers will be located on site; AND
- d) Site work will be conducted to include, paving, drainage and landscaping as indicated on the site plan; AND
- e) Rehabilitation of Building #1 (Copper Kettle Restaurant) and Building #5 (Tea Room); AND
- f) Demolition of Building #6 (Commercial Storage Shed) and a portion of Building #2 (Old Garage) and #3 (Former Standard Oil Gas Station); AND
- g) The rehabilitation of Building #2 and Building #3.

PHASE II (September 2007 through March 2008):

- a) Construction barriers will be placed at the outer edge of the construction impact zones and will be visible and of durable material. Barriers will remain in place until final inspection for a certificate of occupancy has been approved; AND
- b) The Rehabilitation of Building #4 (Tavernier Hotel) 1st and 2nd floor.

**Storm Water Management Plan
For
Tavernier Hotel Complex**

Project Description: A renovated commercial building and associated gravel parking.

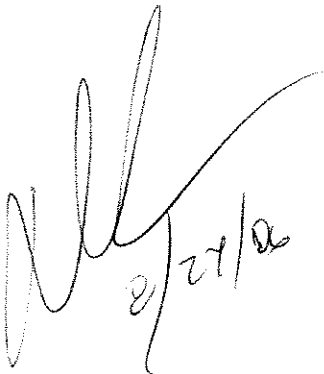
Project Location: Tavernier Hotel is located in Tavernier, Florida at approximately Mile Marker 92.

Existing Site Conditions:

Vegetation: The entire site has been disturbed.

Soils: The area is crushed rock over pervious oolite rock. The water table was not encountered at 4'0" below existing grade.

**Flood Plan &
Elevations:** The proposed construction is in Flood Zone "X". The overall site elevation is between 8-10' MSL.


2/27/02

Storm Water Management Plan

Site Data:

Net Area	= 20,754 square feet
Impervious Areas	
New Building	= 6,616sf
Parking/Driveway	= 5,735sf
Total	= 12,351sf
Percent Pervious	= 41.0 %

Pre / Post Development Runoff:

1. Compute Predevelopment Runoff
 - a. Depth to Groundwater = 4.0'
 - b. Soils Storage (C-111-3) = 8.18 inches
 - c. P = 8.5 inches

$$Q = (P - .2S) / (P + .8S)$$

$$P = 8.5$$

$$S = 8.18$$

$$Q = 3.13 \text{ inches}$$

2. Compute Post-development Runoff
 - a. Soils Storage (C-111-3) = 8.18 inches
 - b. P = 8.5 inches
 - c. Percent Pervious = 41.0%

$$Q = (P - .2S) / (P + .8S)$$

$$P = 8.5$$

$$S = .41 \times 8.18 = 3.35$$

$$Q = 5.47 \text{ inches}$$

3. Limit Post to Pre development Runoff
Storage Required:

$$5.47 - 3.13 = 2.34 \text{ inches}$$

$$2.34 \times 20,754 / 12 = 4,052 \text{ cubic feet to retain}$$

Volume of Water to be Treated:

The storm water runoff will be maintained on site by dry retention methods. Refer to the site drainage plan for location and sizes of the swale areas.

Swale Area A – 600 cf

Swale Area B – 300 cf

The total volume of retention is 900 cubic feet. This exceeds the requirement for water quality. However, it does not meet the criteria for initial wash and 25 year storm criteria. The existing site building and development preclude doing anything more.

Water Quality:

The volume of water to be treated and controlled is ½ inch initial runoff:

$$0.5 \times 20,754 / 12 = 865 \text{ cubic feet}$$

The existing site condition is a crushed gravel with fines which filters the surface water runoff.

25 Year Storm:

A 25 year storm over a 24 hour period in South Florida will average 1.05 inches of rainfall per hour. The initial wash calculations used a rate of 2.34 inches per hour. The initial wash calculations are worst case and will govern.

$$1.05 \times 20,754 / 12 = 1,816 \text{ cubic feet}$$

Date:

Day:

Time

Project Name:

Hours to Bill

Description of Services

Date:

Day:

[illegible]



Monroe County Property Appraiser - Radius Report

AK: 1101974	Parcel ID: 00090060-000000	Physical Location: 143 ATLANTIC CIRCLE DR	TAVERNIER
Legal Description:	34-62-38 ISLAND OF PB 1-64 KEY LARGO	PT LOT 17 A	2-167 H3-111 PROBATE NO 8-15
Owners Name:	STEWART PETER H AND CANDACE		
Address::	143 ATLANTIC CIR DR		TAVERNIER, FL 33070
AK: 1682276	Parcel ID: 00555940-000000	Physical Location: 140 ATLANTIC CIRCLE DR	KEY LARGO
Legal Description:	BK B LT 1 TAVERNIER #2 PB2-8 KEY LARGO	OR21-25 OR7	11-9 OR976-770 (UNRECORDED)
Owners Name:	MCDANIEL DIANA L		
Address::	PO BOX 1781		ISLAMORADA, FL 33036
AK: 1682331	Parcel ID: 00556000-000000	Physical Location: KEY LARGO	
Legal Description:	BKB LT 7 TAVERNIER #2 PB2-8 KEY LARGO	G5-74 OR876-	760 OR1158-1961 OR1970-1292/6
Owners Name:	HOLLAND MARK		
Address::	18 INTREPID LN		JAMESTOWN, RI 02835
AK: 1101923	Parcel ID: 00090020-000000	Physical Location: KEY LARGO	
Legal Description:	34-62-38 ISLAND OF KEY LARGO PB1-64	PT LOT 16 OR54	3-179/215 OR621-169/175 OR787
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD STREET		KEY WEST, FL 33040
AK: 1681989	Parcel ID: 00555650-000000	Physical Location: KEY LARGO	
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOT 10	BLK A & PT DIS	CLAIMED ALLEY RES NO 11-196
Owners Name:	GALLAGHER THOMAS F & GAE		
Address::	BOX 743		TAVERNIER, FL 33070
AK: 1101966	Parcel ID: 00090050-000000	Physical Location: KEY LARGO	
Legal Description:	34 62 38 A62834-14 ISLAND OF KEY LARGO	PB 1-64 PT	LOT 16 G6-42
Owners Name:	DOT/ST.OF FL (STATE ROAD DEPARTMENT)		
Address::			TALLAHASSEE, FL 32399
AK: 1682381	Parcel ID: 00556050-000000	Physical Location: KEY LARGO	
Legal Description:	BK B LT 12 TAVERNIER #2 PB2-8 KEY LARGO	G5-74 OR87	6-760 OR1158-1961 OR1970-1292
Owners Name:	HOLLAND MARK		
Address::	18 INTREPID LN		JAMESTOWN, RI 02835
AK: 1102016	Parcel ID: 00090100-000000	Physical Location: KEY LARGO	
Legal Description:	34 62 38 ISLAND OF KEY LARGO PB1-64	SW'LY 10' LOT	16 (PARCEL F) OR543-179/215 O
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD STREET		KEY WEST, FL 33040
AK: 1682420	Parcel ID: 00556090-000000	Physical Location: KEY LARGO	
Legal Description:	BKB LT 16 TAVERNIER #2 PB2-8 KEY LARGO	OR276-482 C	OUNTY JUDGE'S DOCKET 11-12
Owners Name:	CONNORS MARY JEAN & TOMB GEOFFREY G		
Address::	14608 GOLF LINKS DRIVE		LOS GATOS, CA 95032
AK: 1682195	Parcel ID: 00555860-000000	Physical Location: 128 TAVERN DR	KEY LARGO
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO	SW 40' LOT 31 BLK A	& PT DISCLAIMED ALLEY RES 1
Owners Name:	BIGGER ELLEN LENORE		
Address::	128 TAVERN DR		TAVERNIER, FL 33070
AK: 1682292	Parcel ID: 00555960-000000	Physical Location: KEY LARGO	
Legal Description:	BK B LT 3 TAVERNIER #2 PB2-8 KEY LARGO	OR165-402 O	R354-123 OR1007-1873/74P/R OF
Owners Name:	DANGEL BRIDGET		
Address::	107 TAVERN DR		TAVERNIER, FL 33070
AK: 1682349	Parcel ID: 00556010-000000	Physical Location: 595 BEACH RD	KEY LARGO
Legal Description:	NE'LY 25' OF LT 8 & NE'LY 25' OF LT 11	BK B TAVERN	IER #2 PB2-8 KEY LARGO OR221
Owners Name:	HOLLAND MARK		
Address::	18 INTREPID LN		JAMESTOWN, RI 02835
AK: 1682497	Parcel ID: 00556170-000000	Physical Location: 167 ATLANTIC CIRCLE	KEY LARGO
Legal Description:	BKC LT 6 TAVERNIER #2 PB2-8 KEY LARGO	G5-74 OR884-	418P/R OR974-947 CASE #87-10:
Owners Name:	REBOREDO JOSE & ALEJANDRINA		
Address::	2831 SW 128TH AVENUE		MIAMI, FL 33175

AK: 1585831	Parcel ID: 00479310-000000	Physical Location: 91700 OVERSEAS HWY	KEY LARGO
Legal Description:	BK LT 6 BURTONS ADD TO TAVERNIER KEY LARGO PB2-82 OR4-244-245 OR753-1057-1058-1		
Owners Name:	TAVERNIER COMMERCIAL PROPERTIES, LLC		
Address::	91700 OVERSEAS HWY	TAVERNIER, FL 33070	
AK: 1102032	Parcel ID: 00090120-000000	Physical Location: KEY LARGO	
Legal Description:	34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 17 (PARCEL B) OR229-388/91 OR821-697		
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD STREET	KEY WEST, FL 33040	
AK: 1682411	Parcel ID: 00556080-000000	Physical Location: 158 ATLANTIC CIRCLE DR	KEY LARGO
Legal Description:	BKB LT 15 TAVERNIER #2 PB2-8 KEY LARGO OR276-482 C COUNTY JUDGE'S DOCKET 11-12		
Owners Name:	CONNORS MARY JEAN & TOMB GEOFFREY G T/C		
Address::	14608 GOLF LINKS DRIVE	LOS GATOS, CA 95032	
AK: 1102121	Parcel ID: 00090200-000000	Physical Location: KEY LARGO	
Legal Description:	34 62 38 ISLAND OF KEY LARGO PB1-64 PT GOV LOT 2 G11-216-217 OR543-182 OR667		
Owners Name:	DOT/ST.OF FL (STATE ROAD DEPARTMENT)		
Address::		TALLAHASSEE, FL 32399	
AK: 1682306	Parcel ID: 00555970-000000	Physical Location: KEY LARGO	
Legal Description:	BK B LT 4 TAVERNIER #2 PB2-8 KEY LARGO OR496-108 O R1307-60(JMH)		
Owners Name:	TOMB GEOFFREY & MARY JEAN CONNORS (WIFE)		
Address::	14608 GOLF LINKS DRIVE	LOS GATOS, CA 95032	
AK: 9034631	Parcel ID: 00090041-000000	Physical Location: KEY LARGO	
Legal Description:	34 62 38 ISLAND OF KEY LARGO PORTION OF OLD ST RD 4-A R-O-W LYING SE & CONTIG		
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD STREET	KEY WEST, FL 33040	
AK: 1682501	Parcel ID: 00556180-000000	Physical Location: KEY LARGO	
Legal Description:	TAVERNIER NO 2 PB2-8 KEY LARGO BLOCK D (A/K/A SQ D LOT 1) & PART OF UNAMED 30'		
Owners Name:	FULLER DANIEL O & SILVIA T		
Address::	20500 SW 256 STREET	HOMESTEAD, FL 33031	
AK: 1102041	Parcel ID: 00090120-000100	Physical Location: KEY LARGO	
Legal Description:	34 62 38 A62834-20.1 ISLAND OF KEY LARGO PB1-64 PT LOT 17 PT LOT 17 (PARCEL B) (
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD STREET	KEY WEST, FL 33040	
AK: 1682454	Parcel ID: 00556120-000000	Physical Location: 149 ATLANTIC CIRCLE DR	KEY LARGO
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOTS 1 & 2 BLK C & PT LOT 17 PB1-64 & BAY BTM SE'L		
Owners Name:	ROSE GLENN A REV TR AGR 6/16/05		
Address::	1830 NW 87TH AVE	PEMBROKE PINES, FL 33024-3318	
AK: 1682187	Parcel ID: 00555850-000000	Physical Location: 132 TAVERN DR	TAVERNIER
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOT 30 BLK A & PT DIS CLAIMED ALLEY RES NO 11-196		
Owners Name:	HOUSTON KIMBERLY		
Address::	132 TAVERN DR	TAVERNIER, FL 33070	
AK: 1682390	Parcel ID: 00556060-000000	Physical Location: 170 ATLANTIC CIRCLE DR	KEY LARGO
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO S 1.5' LOT 6 & ALL LOT 13 & SW 1' LOT 14 SQR B OR2		
Owners Name:	BIGGER CHARLES H		
Address::	170 ATLANTIC CIRCLE DR	TAVERNIER, FL 33070	
AK: 1585815	Parcel ID: 00479290-000000	Physical Location: 91700 OVERSEAS HWY	TAVERNIER
Legal Description:	BK LT 4 BURTONS ADD TO TAVERNIER KEY LARGO PB2-82 OR4-244-245 OR753-1057-1058-1		
Owners Name:	TAVERNIER COMMERCIAL PROPERTIES LLC		
Address::	91700 OVERSEAS HWY	TAVERNIER, FL 33070	
AK: 1682241	Parcel ID: 00555910-000000	Physical Location: 114 TAVERN DR	KEY LARGO
Legal Description:	LOT 35 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 TAVERNIER #2 PB2-8 KEY LARG		
Owners Name:	BLACKWOOD ROBERT H AND TAMMY R		
Address::	1331 N TROPICAL TRAIL	MERRITT ISLAND, FL 32953	
AK: 8798822	Parcel ID: 00556140-000100	Physical Location: 159 ATLANTIC CIRCLE DR	KEY LARGO
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO A PORTION OF THE SE 1/4 LY 3.5' OF LOT 3 & S'LY 57' LOT		
Owners Name:	BULLARD ELIZABETH N		
Address::	159 ATLANTIC CIRCLE DR	TAVERNIER, FL 33070	

K: 1102075	Parcel ID: 00090150-000000	Physical Location: KEY LARGO	Legal Description: 34 62 38 A62834-23 ISLAND OF KEY LARGO PB 1-64 PT	LOT 18 OR338-470-471
Owners Name:	DOT/ST.OF FL (STATE ROAD DEPT)			
Address::	TALLAHASSEE, FL 32399			
AK: 1585823	Parcel ID: 00479300-000000	Physical Location: 91700 OVERSEAS HWY KEY LARGO	Legal Description: BK LT 5 BURTONS ADD TO TAVERNIER KEY LARGO PB2-82	OR4-244-245 OR753-1057-1058-1
Owners Name:	TAVERNIER COMMERCIAL PROPERTIES LLC			
Address::	91700 OVERSEAS HWY TAVERNIER, FL 33070			
AK: 1102091	Parcel ID: 00090170-000000	Physical Location: 91790 OVERSEAS HWY KEY LARGO	Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOTS 21-2	2 G75-99 G74-122/123 OR651-7:
Owners Name:	G C PROPERTIES INC			
Address::	84 SEAGATE BLVD KEY LARGO, FL 33037			
AK: 1682284	Parcel ID: 00555950-000000	Physical Location: 107 TAVERN DR TAVERNIER	Legal Description: BKB LT 2 TAVERNIER #2 PB2-8 KEY LARGO OR21-25 OR71	1-9 OR811-1202 OR1696-118 OR
Owners Name:	DANGEL BRIDGET			
Address::	107 TAVERN DR TAVERNIER, FL 33070			
AK: 1682047	Parcel ID: 00555710-000000	Physical Location: KEY LARGO	Legal Description: TAVERIER #2 PB2-8 KEY LARGO LOTS 16-20 BLK A & PT	DISCLAIMED ALLEY RES NO 11-
Owners Name:	SCOTT GEORGE & LOUISE			
Address::	420 S COCONUT PALM BLVD TAVERNIER, FL 33070			
AK: 1681946	Parcel ID: 00555610-000000	Physical Location: 91865 OVERSEAS HWY TAVERNIER	Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOTS 1-4 & 36-37 BK A	& PT DISCLAIMED ALLEY RES #
Owners Name:	TAVERNIER HOTEL LLC			
Address::	10267 SW 22ND PL DAVIE, FL 33324			
AK: 1682438	Parcel ID: 00556100-000000	Physical Location: 150 ATLANTIC CIRCLE DR KEY LARGO	Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOTS 17 & 18 BK B E6-	12 COUNTY JUDGE'S DOCKET 1
Owners Name:	HARTWIG JANICE MARY TR (J M HARTWIG LIV TR 8-15-01) - % JANICE MARY HARTWIG (Q)			
Address::	150 ATLANTIC CIRCLE DR TAVERNIER, FL 33070			
AK: 1682179	Parcel ID: 00555840-000000	Physical Location: 136 TAVERN DR TAVERNIER	Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOT 29 BLK A & PT D	ISCLAIMED ALLEY RES NO 11-1
Owners Name:	OHARA JUDY			
Address::	321 TAVERNIER ST TAVERNIER, FL 33070			
AK: 1682322	Parcel ID: 00555990-000000	Physical Location: 123 TAVERN DR KEY LARGO	Legal Description: TAVERNIER NO 2 KEY LARGO PB2-8 LT 5 & 6 LESS SE'LY	1.5' BLK B OR447-805 OR611-6
Owners Name:	GARGANO LYNDIA E			
Address::	123 TAVERN DR TAVERNIER, FL 33070			
AK: 1584959	Parcel ID: 00478410-000000	Physical Location: KEY LARGO	Legal Description: TAVERNIER PB1-105 KEY LARGO LOTS 6-14 BK 1 OR365	-695/96 OR566-458DC OR1079-1
Owners Name:	TAVERN STORES CHEVRON INC			
Address::	P O BOX 640 TAVERNIER, FL 33070			
AK: 1102059	Parcel ID: 00090130-000000	Physical Location: KEY LARGO	Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 17 OR22	9-388/391 OR821-697D/C OR975-
Owners Name:	MONROE COUNTY			
Address::	500 WHITEHEAD STREET KEY WEST, FL 33040			
AK: 1102008	Parcel ID: 00090090-000000	Physical Location: KEY LARGO	Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 17 PT L	OT 17 (PARCEL E) OR543-179/21
Owners Name:	MONROE COUNTY			
Address::	500 WHITEHEAD STREET KEY WEST, FL 33040			
AK: 1101931	Parcel ID: 00090030-000000	Physical Location: KEY LARGO	Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 16 OR54	3-179/215 OR621-169/75 OR787-
Owners Name:	MONROE COUNTY			
Address::	500 WHITEHEAD STREET KEY WEST, FL 33040			
AK: 1102105	Parcel ID: 00090180-000000	Physical Location: 91770 OVERSEAS HWY KEY LARGO	Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 1-64 PT LOT 21	OR460-354/55 OR740-219 OR751
Owners Name:	EADS BARBARA			
Address::	P O BOX 404 KEY LARGO, FL 33037			

AK: 1681971	Parcel ID: 00555640-000000	Physical Location: KEY LARGO	
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOT 7-8-9 BLK A & PT	DISCLAIMED ALLEY RES NO.11-	
Owners Name:	GALLAGHER THOMAS F & GAE		
Address::	BOX 743	TAVERNIER, FL 33070	
AK: 1681997	Parcel ID: 00555660-000000	Physical Location: KEY LARGO	
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOTS 11 THRU 15 BLK A	& PT DISCLAIMED ALLEY RES	
Owners Name:	J & K INC		
Address::	P O BOX 554	TAVERNIER, FL 33070-0554	
AK: 1682217	Parcel ID: 00555880-000000	Physical Location: 124 TAVERN DR KEY LARGO	
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOT 32 & NE'LY 10' LO	T 31 BLK A & PT DISCLAIMED AI	
Owners Name:	GURGIOLO TAMMIE J		
Address::	124 TAVERN DRIVE	TAVERNIER, FL 33070	
AK: 1682403	Parcel ID: 00556070-000000	Physical Location: 166 ATLANTIC CIRCLE DR TAVERNIER	
Legal Description:	TAVERNIER NO 2 KEY LARGO LOT 14 LESS SW 1FT BLK B	OR443-955/59 OR1333-1700 OR1	
Owners Name:	POPE LAURA V		
Address::	166 ATLANTIC CIRCLE DR	TAVERNIER, FL 33070	
AK: 1101982	Parcel ID: 00090070-000000	Physical Location: KEY LARGO	
Legal Description:	34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 17 (PAR	CEL D) OR543-179/215 OR621-16	
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD STREET	KEY WEST, FL 33040	
AK: 1681962	Parcel ID: 00555630-000000	Physical Location: KEY LARGO	
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOT 6 BLK A & PT DISC	LAIED ALLEY RES NO 11-1968	
Owners Name:	GALLAGHER THOMAS F & GAE		
Address::	BOX 743	TAVERNIER, FL 33070	
AK: 1682225	Parcel ID: 00555890-000000	Physical Location: 120 TAVERN DR KEY LARGO	
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOTS 33 & 34 BLK A &	PT DISCLAIMED ALLEY RES NO	
Owners Name:	NICHOLLS CHRISTINE		
Address::	PO BOX 584	TAVERNIER, FL 33070	
AK: 1682489	Parcel ID: 00556160-000000	Physical Location: 165 ATLANTIC CIRCLE DR TAVERNIER	
Legal Description:	BK C LT 5 TAVERNIER #2 PB2-8 KEY LARGO G5-74 OR884	-411P/R OR946-1325AFF OR900-	
Owners Name:	PRIU NORBERTO A		
Address::	165 ATLANTIC CIRCLE DR	TAVERNIER, FL 33070	
AK: 1681954	Parcel ID: 00555620-000000	Physical Location: 91855 OVERSEAS HWY KEY LARGO	
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOT 5 BLK A & PT DISC	LAIED ALLEY E6-162 OR405-11	
Owners Name:	TAVERNIER HOTEL LLC		
Address::	10267 SW 22ND PL	DAVIE, FL 33324	
AK: 1682471	Parcel ID: 00556140-000000	Physical Location: 155 ATLANTIC CIRCLE DR KEY LARGO	
Legal Description:	TAVERNIER #2 PB2-8 KEY LARGO LOT 3 LESS A PORTIO	N OF THE SE'LY 3.5' & THE N'L'	
Owners Name:	KRUSZELNICKI VIOLETTA		
Address::	P O BOX 551	KEY LARGO, FL 33037	
AK: 1682357	Parcel ID: 00556020-000000	Physical Location: 178 ATLANTIC CIRCLE DR KEY LARGO	
Legal Description:	SW'LY 25' LOT 8 & ALL LOT 9 BK B TAVERNIER #2 PB2-	8 KEY LARGO OR226-395/396 OI	
Owners Name:	HOLLAND MARK		
Address::	18 INTREPID LN	JAMESTOWN, RI 02835	
AK: 1584843	Parcel ID: 00478300-000000	Physical Location: FROGGY'S KEY LARGO	
Legal Description:	BK 1 LTS 1 THRU 5 TAVERNIER PB1-105 & LOTS 1, 2 &	3 BURTONS ADD TO TAVERNIEI	
Owners Name:	FROGGY'S FITNESS LLC		
Address::	91812 OVERSEAS HWY	TAVERNIER, FL 33040	

Jeb Bush
Governor



M. Rony François, M.D., M.S.P.H., Ph.D.
Secretary Of Health

April 13, 2006

Daryle L. Osborn, P.E.
Keys Engineering Services, Inc.
86801 Overseas Highway
Islamorada, FL 33036

Re: Tavernier Hotel, 91865 Overseas Highway
Letter of Coordination

Dear Mr. Osborn,

This letter will acknowledge receipt of your recent request for a letter of coordination for the proposed Tavernier Hotel renovation project located at 91865 Overseas Highway.

The Monroe County Health Department is the permitting authority for new/existing establishments that produce domestic wastewater flows less than or equal to 10,000 gallons per day, and new establishments producing commercial wastewater sewage flows of less than or equal to 5,000 gallons per day. Establishments that exceed these estimated flows are regulated by the Florida Department of Environmental Protection.

A complete Plan Review to determine compliance with the provisions of chapter 64E-6 of the Florida Administrative Code, and Chapter 381 of the Florida Statutes is required when a completed application with all required documents is submitted to this department. The proposed onsite sewage treatment and disposal system must comply with the minimum requirements that are in effect at the time the application is submitted.

If you have any questions concerning this matter, please contact this office at any time. Your cooperation with the public health program of Monroe County and the State of Florida is greatly appreciated.

Yours truly,

A handwritten signature in cursive script, appearing to read "Amy L. Holinbaugh".

Amy L. Holinbaugh
Environmental Specialist I

CC: Monroe County Building and Planning Department

MONROE COUNTY HEALTH DEPARTMENT
Environmental Health Services
50 High Point Road, Suite 104
Tavernier, Florida 33037
Phone: (305) 853-1900 FAX: (305) 853-1909





FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. - FKEC

91605 OVERSEAS HIGHWAY P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

April 25, 2006

Keys Engineering Services, Inc.
Attn: Daryle L. Osborn, P. E.
91865 Overseas Hwy
Tavernier, FL 33070

Dear Mr. Osborn:

Re: Letter of Coordination - 91865 Overseas Hwy, Tavernier, FL 33070

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the renovation of the referenced site.

If three-phase service is required, this may result in extra costs to be borne by the developer. Easements may be required.

Provide three sets of plans including complete electrical load calculations for the proposed project. We can then execute a meter location.

FKEC policy dictates that the property owner for us to serve must obtain all necessary governmental permits.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Kropf", written over a horizontal line.

Keith Kropf
System Engineer

rjb

cc: John M. Burch
Scott Newberry

REED & COMPANY

Development Services, Inc.



August 31, 2006

County of Monroe
Office of Fire Marshal
490 63rd Street
Marathon, FL 33050

RE: Proposed Commercial Re-Development – Tavernier Hotel
91865 Overseas Highway, Tavernier, Monroe County, FL
Real Estate Numbers: 00555610-000000 & 00555620-000000

To Whom It May Concern:

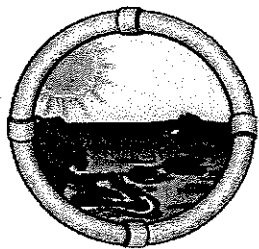
I am writing to request a letter of coordination concerning the above mentioned site which currently consists of 6 principal structures with a variety of uses to include but not limited to hotel and commercial retail uses. The proposal is to remodel and renovate existing structures with demolition of approximately 400 square feet. There will be no expansion to existing footprints and the site plan will stay fairly intact with slight modifications.

We are seeking coordination per direction from Monroe County Planning Department. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the below listed address and telephone numbers.

Sincerely,

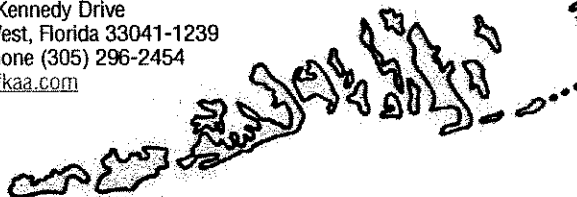
Joel C. Reed

Attachments: Site Plan



Florida Keys Aqueduct Authority

Post Office Box 1239
1100 Kennedy Drive
Key West, Florida 33041-1239
Telephone (305) 296-2454
www.fkaa.com



May 9, 2006

Mary L. Rice
Chairman
Marathon

J. Robert Dean
Vice-Chairman
Key West

Elena Z. Herrera
Secretary/Treasurer
Rockland Key

Rose M. Dell
Big Pine Key

David C. Ritz
Key Largo

James C. Reynolds
Executive Director

Daryle Osborn P.E.
Keys Engineering Services, Inc.
86801 Overseas Highway
Islamorada, FL 33036

RE: FCAA Account # 5510-002882
Tavernier Hotel 91865 Overseas Highway

Dear Mr. Osborn:

This letter will serve as proof of preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is a 6" water main located on US-1. in front of the site which appears adequate to serve this project.

Please contact Ms. Kip Waite at 305-296-2454 in order to receive proper credit for the existing water using fixtures prior to renovation.

Enclosed is a Development Review Procedure to be filled out and returned to the FCAA.

Should you have any questions or require any further information please feel free to ask.

Sincerely Yours,

FLORIDA KEYS AQUEDUCT AUTHORITY

Edgar F. Nicolle, Jr.
Distribution Design Manager

EFN/cma

cc: Margaret Gil, Customer Service Manager KW
Kip Waite, Administrative Assistant/SDF



Florida Department of Transportation

JEB BUSH
GOVERNOR

District 6 Permit Office
1000 N.W. 111 Avenue, Room 6207
Miami, Florida 33172-5800
Telephone (305) 470-5367
Fax (305) 470-5443

DENVER J. STUTLER, JR.
SECRETARY

April 18, 2006

Daryle L. Osborn, P.E.
Keys Engineering Services, Inc.
86801 Overseas Highway
Islamorada, FL 33036

SUBJECT: Tavernier Hotel LLC – 91865 Overseas Highway.

Dear Mr. Osborn:

The Department has reviewed the information recently submitted for the above referenced project. The proposed site **will require an access permits and a drainage permits from the Department.**

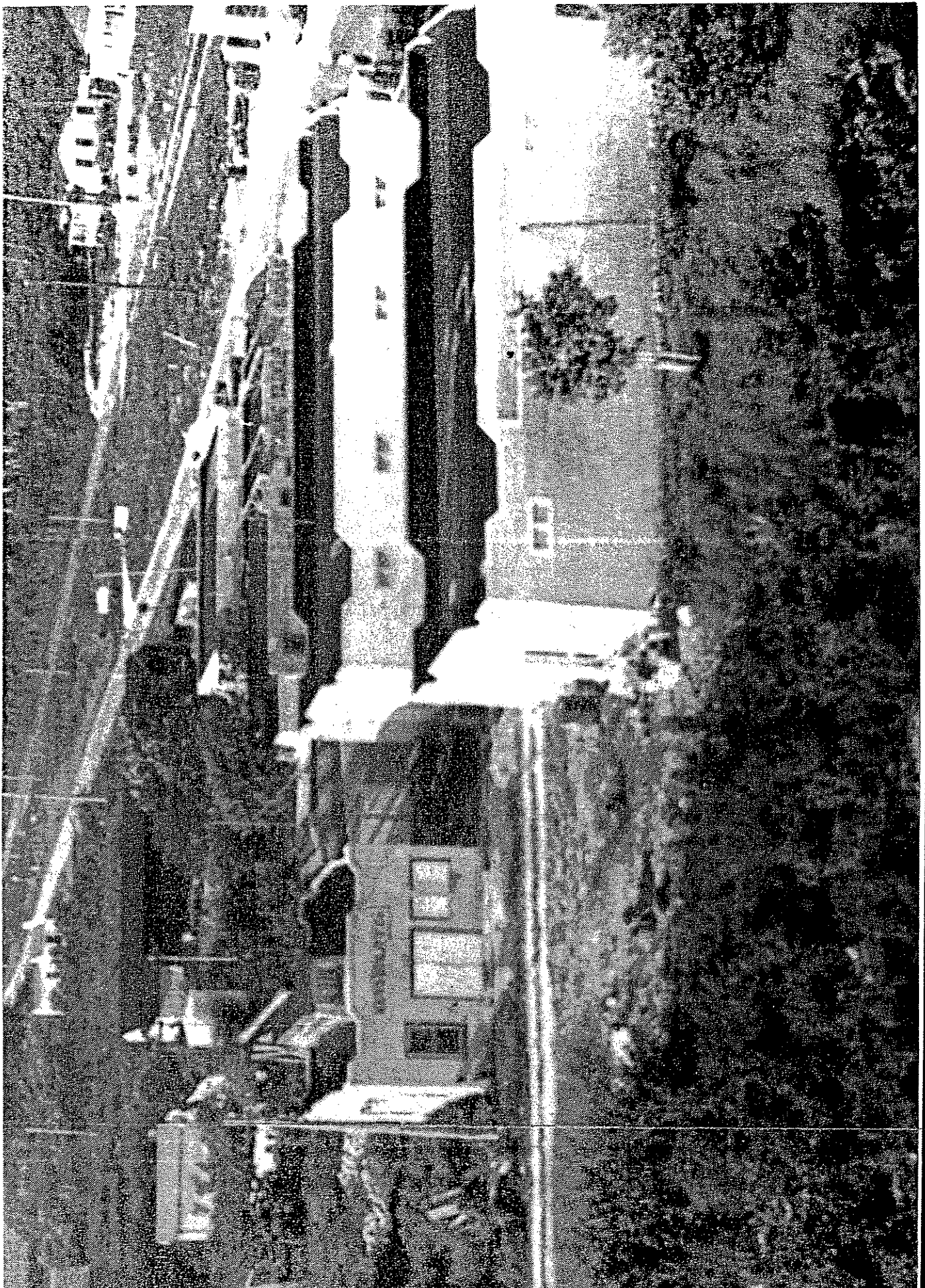
The Department no longer performs conceptual reviews since Florida Administrative Codes Rule Chapter 14-96 was amended. Non-binding pre application meeting are held weekly in which staff are available to meet with you to give preliminary comments and provide guidance in the permit application process; such meeting is recommended.

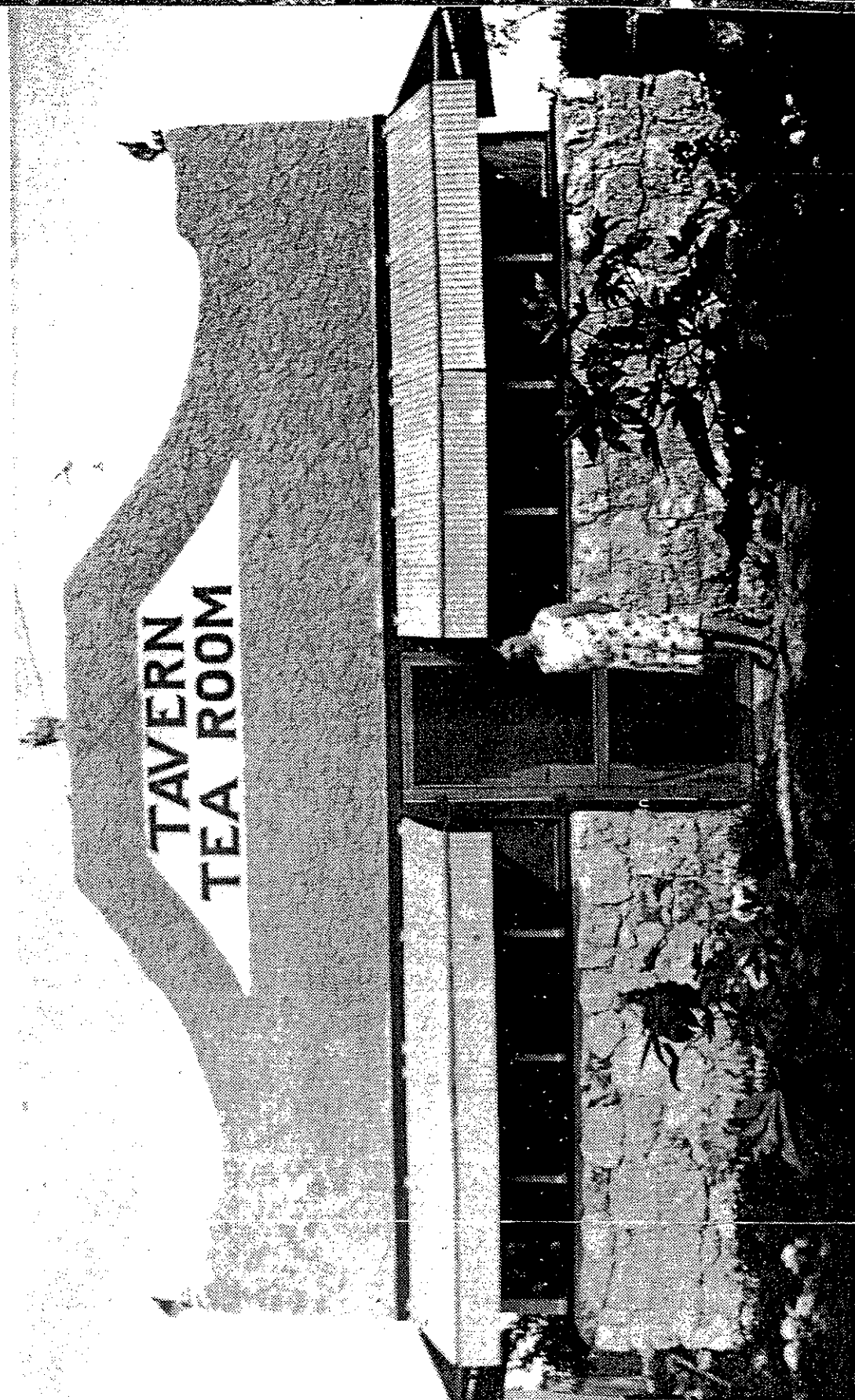
Please submit the required permit application or schedule a pre-application meeting at your earliest convenience. If you have any further questions, please call me or Mr. Samael Estevez, Permits Engineer at (305) 470-5368.

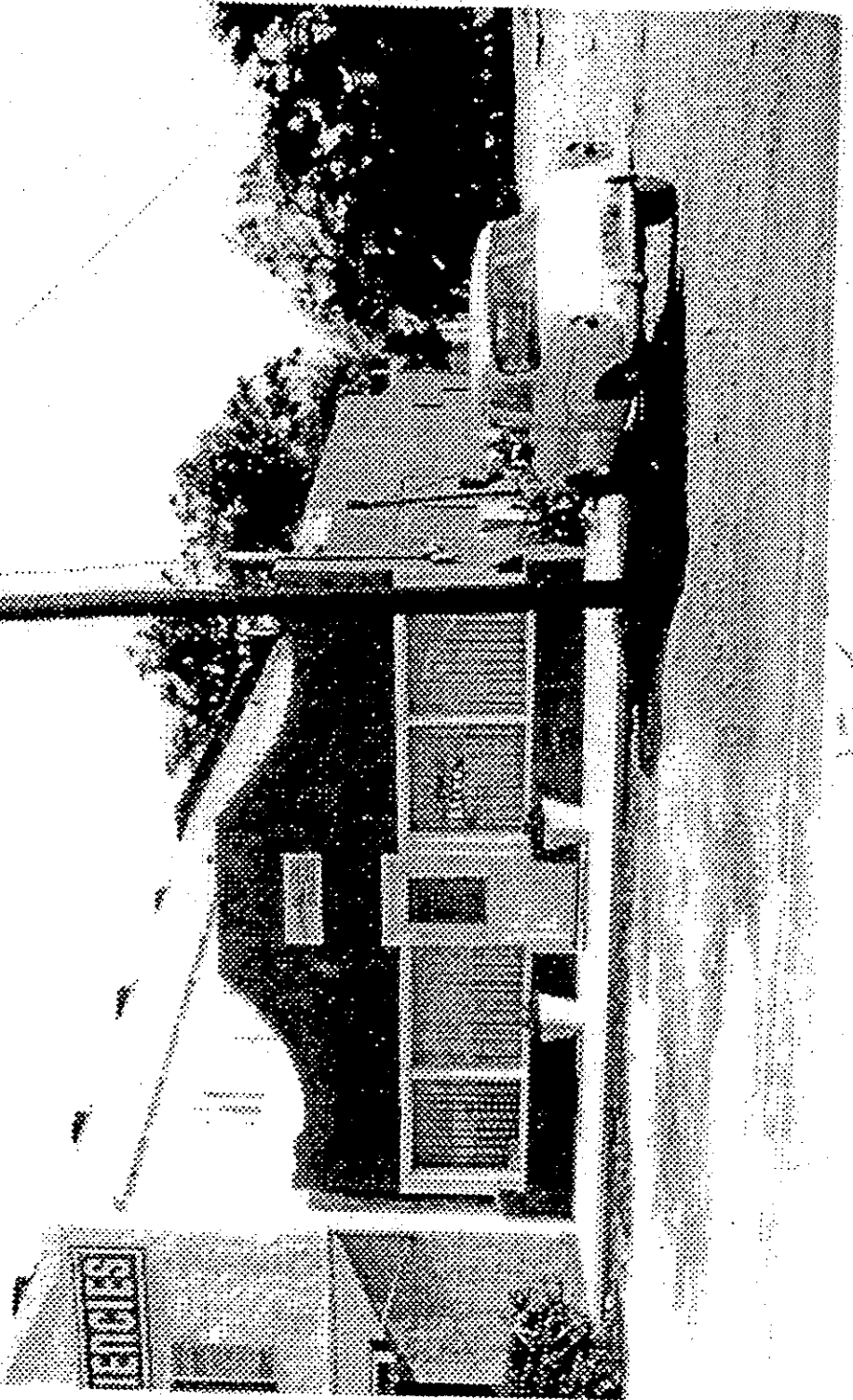
Sincerely,

Ali Al-Said, P.E.
District Permits Engineer

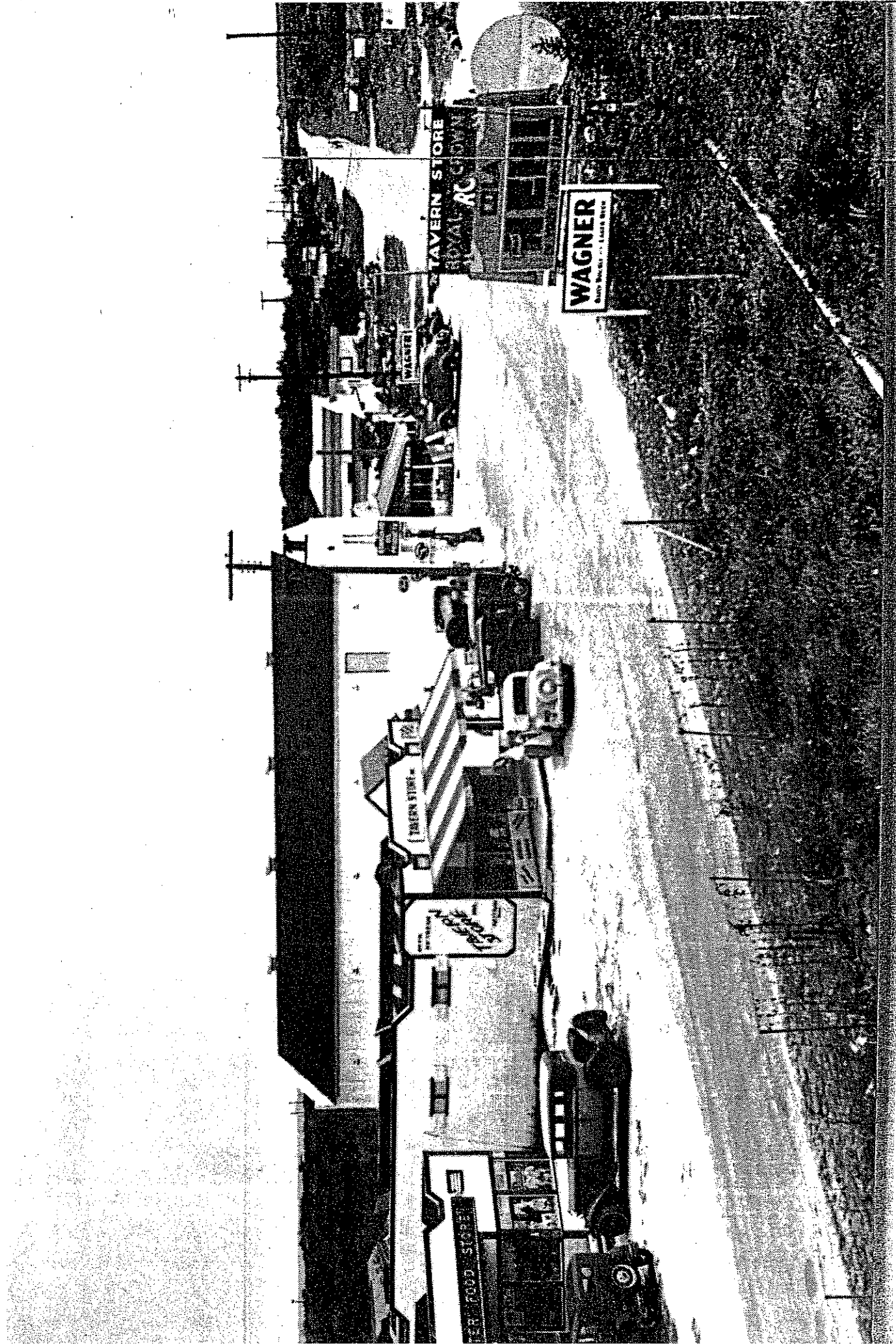
cc: Walter McDowell
File

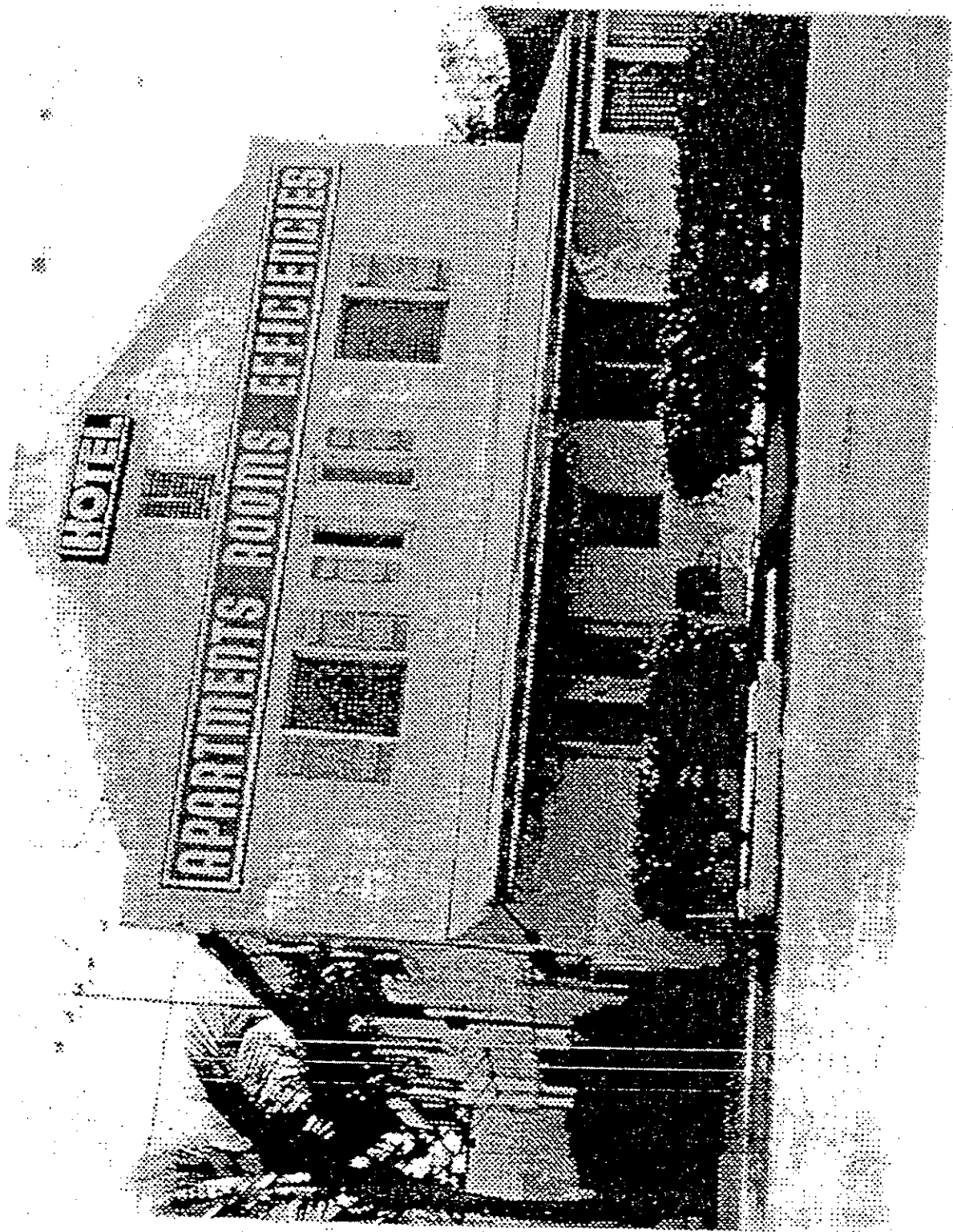






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V

Planning Department

RESOLUTION NO. 525-1996

A RESOLUTION BY THE MONROE COUNTY BOARD OF COMMISSIONERS GRANTING THE DESIGNATION OF "HISTORICAL AND CULTURAL LANDMARK" TO THE FORMER STANDARD OIL GAS STATION, TAVERNIER, FLORIDA. THE PROPERTY IS DESCRIBED AS TAVERNIER SUBDIVISION #2, BLOCK A AND PART OF DISCLAIMED ALLEY, LOT 2, IN SECTION 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST. THE REAL ESTATE IDENTIFICATION NUMBER IS 555590-000000.

WHEREAS, the procedures for landmark designation set forth in Section 9.5-453 of the Monroe County Code, Amended, have been followed, in that:

1. The proposed designation was initiated by Margaret Thompson, in an application to the Historic Florida Keys Preservation Board; and
2. The proposed designation included a legal description, address, and a narrative description of the site and its structures; and
3. The application established the basis for the former Standard Oil Gas Station historic designation under Code Section 9.5-452, and included other evidence that supports the designation, as set forth on the application , which

documents the historic, social, and cultural significance of the former Standard Oil Gas Station; and

4. The application has been reviewed by the Historic Florida Keys Preservation Board, which recommends the former Standard Oil Gas Station for local historic designation, as evidenced in a May 2, 1996 letter from the Board; and
5. The application has been reviewed by the Planning Staff, who recommends the former Standard Oil Gas Station for landmark designation, as stated in the staff report to the Monroe County Planning Commission dated August 6, 1996; and
6. The Monroe County Planning Commission during a regular session held on August 23, 1996 conducted a public hearing to designate the former Standard Oil Gas Station as a "Historical and Cultural Landmark" as specified in Section 9.5-452(a), of the Monroe County Code, Amended, in that the property is associated with events of cultural, social, and historical significance to Monroe County; and

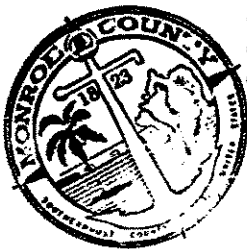
WHEREAS, the Monroe County Board of County Commissioners has considered the proposed designation and the recommendations of the Historic Florida Keys Preservation Board, the Planning Department, and the Planning Commission, and has made the following Findings of Fact and Conclusions:

1. The former Standard Oil Gas Station is eligible for and hereby is granted Landmark designation pursuant to Section 9.5-452(a) of the Monroe County Land Development Regulation since it is associated with events of significance to the cultural and social history of Monroe County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA THAT:

The preceding Findings of Fact and Conclusions, support their decision to APPROVE the designation of the former Standard Oil Gas Station, located at mile marker 92 in Tavernier, Florida, a "Historic and Cultural Landmark" as provided for by Article VIII of the Monroe County Code.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 12th day of November, A.D. 1996.



Mayor Freeman	<u>yes</u>
Mayor Pro Tem London	<u>yes</u>
Commissioner Harvey	<u>yes</u>
Commissioner Douglass	<u>yes</u>
Commissioner Reich	<u>yes</u>

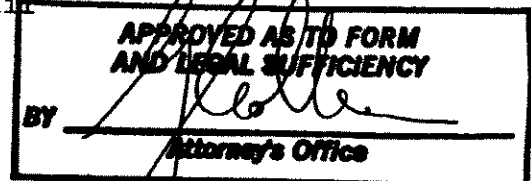
BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By: Shirley Freeman
Mayor/Chair

(Seal)

Attest: DANNY L. KOHLAGE, CLERK

BY: Daniel C. DePantis
Deputy Clerk



RESOLUTION NO. 526-1996

A RESOLUTION BY THE MONROE COUNTY BOARD OF COMMISSIONERS GRANTING THE DESIGNATION OF "HISTORICAL AND CULTURAL LANDMARK" TO THE TAVERNIER HOTEL ON PROPERTY DESCRIBED AS TAVERNIER #2 SUBDIVISION, BLOCK A AND PART OF DISCLAIMED ALLEY, LOT 4, IN SECTION 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST, TAVERNIER, FLORIDA AT APPROXIMATELY MILE MARKER 92. THE REAL ESTATE IDENTIFICATION NUMBER IS 555610-000000.

WHEREAS, the procedures for landmark designation set forth in Section 9.5-453 of the Monroe County Code, Amended, have been followed, in that:

1. The proposed designation was initiated by Jack McCormick in an application to the Historic Florida Keys Preservation Board; and
2. The proposed designation included a legal description, address, and a narrative description of the site and its structures; and
3. The application established the basis for the Tavernier Hotel historic designation under Code Section 9.5-452, and included other evidence that supports the designation, as set

FILED FOR RECORD
96 NOV 25 P1:25
CLERK OF THE
MONROE COUNTY FLA.

forth on the application , which documents the historic, social, and cultural significance of the Tavernier Hotel; and

4. The application has been reviewed by the Historic Florida Keys Preservation Board, which recommends the Tavernier Hotel for local historic designation, as evidenced in a May 2, 1996 letter from the Board; and
5. The application has been reviewed by the Planning Staff, who recommends the Tavernier Hotel for landmark designation, as stated in the staff report to the Monroe County Planning Commission dated August 6, 1996; and
6. The Monroe County Planning Commission during a regular session held on August 23, 1996 conducted a public hearing to designate the Tavernier Hotel as a "Historical and Cultural Landmark" as specified in Section 9.5-452(a), of the Monroe County Code, Amended, in that the property is associated with events of cultural, social, and historical significance to Monroe County; and

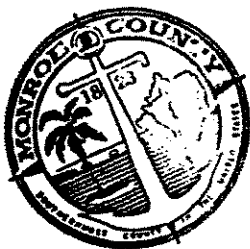
WHEREAS, the Monroe County Board of County Commissioners has considered the proposed designation and the recommendations of the Historic Florida Keys Preservation Board, the Planning Department, and the Planning Commission and has made the following Findings of Fact and Conclusions:

1. The Tavernier Hotel is eligible for and hereby is granted landmark designation pursuant to Section 9.5-452(a) of the Monroe County Land Development Regulation since it is associated with events of significance to the cultural and social history of Monroe County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA THAT:

The preceding Findings of Fact and Conclusions, support their decision to APPROVE the designation of the Tavernier Hotel located at mile marker 92, Tavernier, Florida, a "Historic and Cultural Landmark" as provided for by Article VIII of the Monroe County Code.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 12th day of November, A.D. 1996.



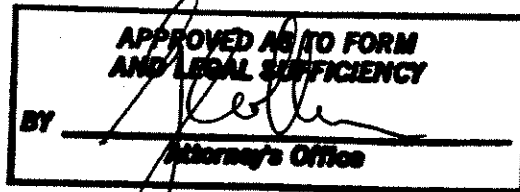
Mayor Freeman	<u>yes</u>
Mayor Pro Tem London	<u>yes</u>
Commissioner Harvey	<u>yes</u>
Commissioner Douglass	<u>yes</u>
Commissioner Reich	<u>yes</u>

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By: Shirley Freeman
Mayor/Chair

(Seal)
Attest: DANNY L. KOHLAGE, CLERK

BY: Isabel C. DePantis
Deputy Clerk



Planning Department

RESOLUTION NO. 527-1996

A RESOLUTION BY THE MONROE COUNTY BOARD OF COMMISSIONERS GRANTING THE DESIGNATION OF "HISTORICAL AND CULTURAL LANDMARK" TO THE OLD TAVERN TEA ROOM, IN TAVERNIER, FLORIDA. THE PROPERTY IS DESCRIBED AS TAVERNIER SUBDIVISION #2, BLOCK A AND PART OF DISCLAIMED ALLEY, LOT 5 IN SECTION 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST WITH THE REAL ESTATE IDENTIFICATION NUMBER 555620-000000.

WHEREAS, the procedures for landmark designation set forth in Section 9.5-453 of the Monroe County Code, Amended, have been followed, in that:

1. The proposed designation was initiated by Margaret Thompson, in an application to the Historic Florida Keys Preservation Board; and
2. The proposed designation included a legal description, address, and a narrative description of the site and its structures; and
3. The application established the basis for the Tavern Tea Room historic designation under Code Section 9.5-452, and included other evidence that supports the designation, as set forth on the application, which documents the historic, social, and cultural significance of the Tavern Tea Room; and

4. The application has been reviewed by the Historic Florida Keys Preservation Board, which recommends the Tavern Tea Room for local historic designation, as evidenced in a May 2, 1996 letter from the Board's Manager; and
5. The application has been reviewed by the Planning Staff, who recommends the Tavern Tea Room for landmark designation, as stated in the staff report to the Monroe County Planning Commission dated August 6, 1996; and
6. The Monroe County Planning Commission during a regular session held on August 23, 1996 conducted a public hearing to designate the old Tavern Tea Room as a "Historical and Cultural Landmark" as specified in Section 9.5-452(a), of the Monroe County Code, Amended, in that the property is associated with events of cultural, social, and historical significance to Monroe County; and

WHEREAS, the Monroe County Board of County Commissioners has considered the proposed designation and the recommendations of the Historic Florida Keys Preservation Board, the Planning Department, and the Planning Commission and has made the following Findings of Fact and Conclusions:

1. The Tavern Tea Room is eligible for hereby is granted landmark designation pursuant to Section 9.5-452(a) of the Monroe County Land Development Regulations since it is associated with

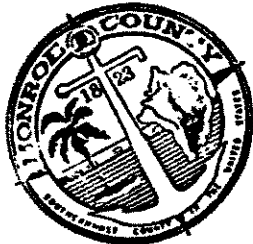
events of significance to the cultural and social history of Monroe County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA THAT:

The preceding Findings of Fact and Conclusions, support their decision to APPROVE the designation of the Tavern Tea Room located at mile marker 92, Tavernier, Florida, a "Historic and Cultural Landmark" as provided for by Article VIII of the Monroe County Code.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 12th day of November, A.D. 1996.

Mayor Freeman	<u>yes</u>
Mayor Pro Tem London	<u>yes</u>
Commissioner Harvey	<u>yes</u>
Commissioner Douglass	<u>yes</u>
Commissioner Reich	<u>yes</u>

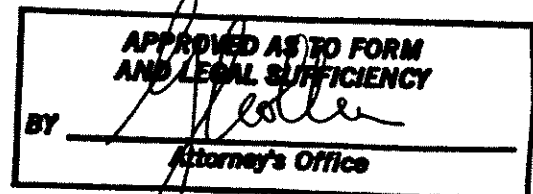


BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By: Shirley Freeman
Mayor/Chair

(Seal)
Attest: DANNY L. KOHLAGE, CLERK

BY: Isabel C. Dylantio
Deputy Clerk



RESOLUTION 524-1996

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS GRANTING THE DESIGNATION OF "HISTORICAL AND CULTURAL LANDMARK" TO THE COPPER KETTLE IN TAVERNIER, FLORIDA. THE PROPERTY IS DESCRIBED AS TAVERNIER #2 SUBDIVISION, BLOCK A AND PART OF DISCLAIMED ALLEY, LOT 1, IN SECTION 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST. THE REAL ESTATE IDENTIFICATION NUMBER IS 555580-000000.

WHEREAS, the procedures for landmark designation set forth in Section 9.5-453 of the Monroe County Code, Amended, have been followed, in that:

1. The proposed designation was initiated by Margaret Thompson, in an application to the Historic Florida Keys Preservation Board; and
2. The proposed designation included a legal description, address, and a narrative description of the site and its structures; and
3. The application established the basis for the Copper Kettle historic designation under Code Section 9.5-452, and included other evidence that supports the designation, as set forth on the application, which documents the historic, social, and cultural significance of the Copper Kettle; and

4. The application has been reviewed by the Historic Florida Keys Preservation Board, which recommends the Copper Kettle for local historic designation, as evidenced in a May 2, 1996 letter from the Board; and
5. The application has been reviewed by the Planning Staff, who recommends the Copper Kettle for landmark designation, as stated in the staff report to the Monroe County Planning Commission dated August 6, 1996; and
6. The Monroe County Planning Commission during a regular session held on August 23, 1996 conducted a public hearing and recommended approval to designate the Copper Kettle as a "Historical and Cultural Landmark" as specified in Section 9.5-452(a), of the Monroe County Code, Amended, in that the property is associated with events of cultural, social, and historical significance to Monroe County; and

WHEREAS, the Monroe Board of County Commissioners has considered the proposed designation and the recommendations of the Historic Florida Keys Preservation Board, the Planning Department, and the Planning Commission and has made the following Findings of Fact and Conclusions:

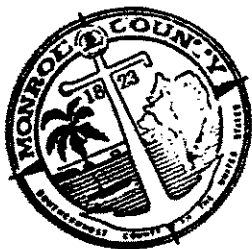
1. The Copper Kettle is eligible for and hereby is granted landmark designation pursuant to Section 9.5-452(a) of the Monroe

County Land Development Regulation since it is associated with events of significance to the cultural and social history of Monroe County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA THAT:

The preceding Findings of Fact and Conclusions, support their decision to APPROVE the designation of the Copper Kettle, located at mile marker 92, Tavernier, Florida a "Historic and Cultural Landmark" as provided for by Article VIII of the Monroe County Code.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 12th day of November, A.D. 1996.



Mayor Freeman	<u>yes</u>
Mayor Pro Tem London	<u>yes</u>
Commissioner Harvey	<u>yes</u>
Commissioner Douglass	<u>yes</u>
Commissioner Reich	<u>yes</u>

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

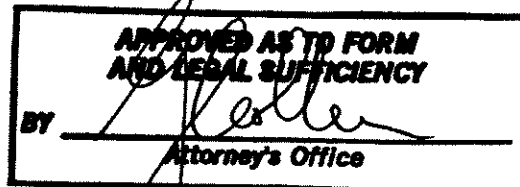
By:

Shirley Freeman
Mayor/Chairman

(Seal)

Attest: DANNY L. KOLHAGE, CLERK

BY: Daniel C. DeSantis
DEPUTY CLERK



Debby file

GROWTH MANAGEMENT DIVISION

2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



BOARD OF COUNTY COMMISSIONERS

Mayor Charles "Sonny" McCoy, District 3
Mayor Pro Tem Murray E. Nelson, District 5
Dixie M. Spehar, District 1
George Neugent, District 2
David P. Rice, District 4

April 18, 2006

Reed and Company
Suite #3
91700 Overseas Highway
Tavernier, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING FOR THE REDEVELOPMENT OF THE
TAVERNIER HOTEL AND COPPER KETTLE RESTAURANT AT REAL
ESTATE NUMBERS 00555610.000000 AND 00555620.000000**

Dear Mr. Reed,

Pursuant to Section 9.5-43 of the Monroe County Code (MCC) this document shall constitute a Letter of Understanding (LOU). On November 10, 2005 a Pre-Application Conference regarding the subject property was held at the Monroe County Planning Department office on Plantation Key. Attendees included Joel Reed of Reed and Company; Frank Strafacci, property owner; David Dacquist, Director of the Upper Keys Island Planning Team; and Alex Score, Biologist.

On February 2, 2006 a second Pre-Application Conference was held at the Monroe County Planning Department office in Marathon. Attendees included Joel Reed of Reed and Company; Aref Joulani, Director of Planning and Environmental Resources; and Jason King, Senior Planner.

Materials reviewed for the purposes of this LOU included:

- a) Pre-Application Conference Request Form and several accompanying documents; and
- b) Current Property Record Card and Past Property Record Cards; and
- c) Aerial photographs of the site; and
- d) Monroe County Geographic Information System (GIS) survey of the site; and
- e) Undated survey of site labeling the buildings by number; and
- f) Survey of the site dated 10/11/05; and
- g) Boundary Survey dated 10/14/05 and sealed by Gary B. Castel ; and
- h) A permit history for the subject parcels supplied by the applicant.

Items discussed between the applicant and staff included the following:

1. The applicant is proposing to rebuild the Tavernier Hotel complex in accordance with the Tavernier Historic District Guidelines on two (2) contiguous parcels with the Real Estate (RE) Numbers 00555610.000000 and 00555620.000000. The subject property is located at mile marker 91.5 in the Tavernier Historic District and contains a mix of commercial and hotel uses.
2. The parcel with RE 00555610.000000 has a legal description of TAVERNIER #2 PB2-8 KEY LARGO LOTS 1-4 & 36-37 BK A & PT DISCLAIMED ALLEY RES #11-1968 OR405-1100(JMH) OR456-15/16 OR679-208 OR841-265 OR841-266 OR841. The parcel with RE 00555620.000000 has a legal description of TAVERNIER #2 PB2-8 KEY LARGO LOT 5 BLK A & PT DISCLAIMED ALLEY E6-162 OR405-1100(JMH) OR760-971 OR77 7-285 OR833-593 OR1010-31(JB) OR1010-339/AFF OR117.
3. The subject property is currently within a Sub Urban Commercial (SC) Land Use District and has a Future Land Use Map designation (FLUM) of Mixed Use / Commercial (MC). The proposed project is consistent with both the future and existing land use districts.
4. A site visit was conducted by Monroe County Planning Department staff on April 4, 2006. Two (2) permanent units and twenty (20) transient units were observed on the property. All but one of the transient units appeared operable (Room 19 had been recently damaged by a fire). The two permanent units were occupied by tenants.

The twenty (20) existing transient units included the following: Hotel First Floor—Rooms 2, 3, 4, 5, 6; Hotel Second Floor—Rooms 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19; and Accessory Buildings—Rooms 1, 21A, 21B. The two (2) existing permanent residential units included the following: Room 20 (included full kitchen and full bath) and Former Tea Room building (included full kitchen and full bath).

5. The applicant is seeking to rebuild twenty-one (21) total units; nineteen (19) of which are transient hotel units and two (2) of which are permanent residential units. Pursuant to MCC Section 9.5-268, owners of land containing lawfully-established dwelling units shall be entitled to one (1) unit for each such unit in existence.

MCC Section 9.5-120.4 and Administrative Interpretation 03-108 (approved by the Planning Commission) provide criteria to determine whether or not a residential unit was lawfully-established prior to 1986 (Refer to Attachment A).

- a. No original Building Permit for the hotel was located for review by staff. Therefore, staff was unable to determine how many units were originally permitted. However, Building Permit 963-2104, which was issued in 1996 for the construction of a wastewater treatment system to serve the hotel, indicates that there were seventeen (17) hotel rooms and one (1) two-bedroom residence.

Permit 963-2104 was supported by a State of Florida, Department of Health and Rehabilitative Services construction permit, TC84-96. The application for the Permit TC84-96, which clearly specifies the total number of units as seventeen (17) hotel rooms and two (2) personal bedrooms (one unit), was signed by the owner of the property, Margaret Thompson. The project affected the following Real Estate numbers 0055580.000000, 00555890.000000, 00555600.000000, 00555610.000000, 0055920.000000 and 00555930.000000.

- b. No other Building Permits on file refer to the total number of hotel rooms or have floor plans that illustrate where the rooms were divided.
- c. In 1990, the occupational license for the Tavernier Hotel indicates seventeen (17) units. As a note, Tax Collector records will not reflect any units being used for permanent residential purposes.
- d. According to the State of Florida, Department of Business and Professional Regulation, Division of Hotels and Restaurants' licensing records, the Tavernier Hotel had seventeen (17) units in 2004.
- e. Monroe County Property Appraiser records do not indicate a total number of hotel rooms or permanent residential units. The Property Record Card for RE 00555610.000000 only indicates that the Tavernier Hotel (Building 1) was built in 1936 and consists of 5,248 square feet.
- f. The hotel complex is documented by aerial photography from 1959 to present and several historic photographs.
- g. The hotel was a permitted use at the time the structure was built in the 1930s.

Pursuant to MCC Section 9.5-268 and the criteria specified in Administrative Interpretation 03-108, staff has determined that eighteen (18) total units were lawfully-established, seventeen (17) of which are transient and one (1) of which is permanent.

No evidence was found to support that nineteen (19) transient units were lawfully-established. Records from both the State of Florida and Monroe County consistently indicate the Tavernier Hotel consisted of seventeen (17) transient units until recently, when the Monroe County Tax Collector records began to indicate eighteen (18) units. Further, no Building Permit was found permitting the increase from seventeen (17) to eighteen (18), and after 1986, the county's permit files are deemed complete.

Although the hotel office may have once been used as a hotel room (it has a full bath and similar layout to adjacent hotel rooms), no evidence was located to support that the hotel office was used as a residential unit in 1990 or thereafter.

Staff has determined that Room 20 of the Tavernier Hotel, which currently serves as a permanent apartment for a hotel staff member, was in existence prior to 1990 and is lawfully-established.

However, records from the Property Appraiser indicate that the Tea Room building on RE 00555620.000000 ("Building 5" on the undated survey and "One Story CB Building" on the 10-11-05 survey) was classified as office (PC 17) from 1982 to 1984, as a store (PC 11) from 1985 to 1997, and as a single-family residence (PC 01) from 1998 to present. No Building Permit was found permitting the addition of a residential unit or the conversion of the commercial space to residential. Further, the permit history for the building suggests that it was commercial in 1990. For example, Building Permit 893-8603 was issued in 1989 to repair the roof of a commercial building. Therefore, staff is unable to conclude that this existing residential unit was lawfully-established. However, the floor area was lawfully-established as commercial and therefore is eligible for a non-residential (NROGO) exemption.

6. The applicant has requested a determination as to the amount of lawfully-established commercial square footage existing on the subject property, which would be exempt from the Non-Residential Rate of Growth Ordinance (NROGO). MCC Section 9.5-124.3 and Administrative Interpretation 031-108 provide a procedure for determining the amount of lawfully-established floor area for structures and uses established prior to 1986.

- a. The Copper Kettle restaurant building ("Building 1" on the undated survey and "One Story Frame Restaurant" on the 10-11-05 survey) is recognized as having 1,912 square feet of lawfully-established commercial floor area.

Currently, the building is vacant. However, until recently, it was occupied by the Copper Kettle restaurant. The Monroe County Property Record Card for RE 00555610.000000 indicates that the structure (Building 3) was built in 1936. No original building permit was found for review; however, the permit history suggests the presence of the commercial floor area since 1982 (the earliest permit on file indicating commercial activity is Building Permit C-10831, issued on February 12, 1982 for remodeling). In addition, the building is documented by aerial photography from 1959 to present and several historic photographs; the commercial use was permitted at the time the structure was built in the 1930s; and utility records date back to 1981.

The 1,912 square feet of commercial floor area is based on the ground floor area indicated for Building 3 on the Monroe County Property Record Card for RE 00555610.000000.

- b. The Old Garage building ("Building 2" on the undated survey and "One Story CBS Building" on the 10-11-05 survey) is recognized as having some lawfully-established commercial floor area. However, a specific amount of floor area

cannot be determined until staff receives a floor plan showing the layout of rooms within the structure and their dimensions.

Currently, the building is used for non-residential and residential purposes. Located between the Copper Kettle restaurant building and the Tavernier Hotel, this structure was originally built as a hardware store and garage. The Monroe County Property Record Card for RE 00555610.000000 indicates that the structure (Building 2) was built in 1936. No original building permit was found for review; however, the permit history suggests the presence of some commercial floor area since 1982 (the earliest permit on file indicating commercial activity is Building Permit C-10831, issued on February 12, 1982 for remodeling). In addition, the building is documented by aerial photography from 1959 to present and several historic photographs; the commercial use was permitted at the time the structure was built in the 1930s; and utility records date back to 1981.

According to the Monroe County Property Record Card for RE 00555610.000000, Building 2 consists of 1,120 square feet of floor area. When the Planning Department receives a floor plan of the structure, staff can provide a specific figure for the lawfully-established commercial floor area. All nonresidential areas, including storage, that are accessory to the commercial use of the restaurant will be included.

- c. The Tea Room building ("Building 5" on the undated survey and "One Story CB Building" on the 10-11-05 survey) is recognized as having 1,104 square feet of lawfully-established commercial floor area.

Currently, the building is being used as a residential unit. However, staff has determined that the building consisted of commercial floor area in 1990. The Monroe County Property Record Card for RE 00555620.000000 indicates that the building was built in 1943. No original building permit was found for review; however, the permit history suggests the presence of the commercial floor area since 1983. Building Permit C-13428 was issued in 1983 to remodel an existing store; Building Permit C-19270 was issued in 1983 for commercial signage; and Building Permit 893-0925 was issued in 1989 to repair the roof of a commercial structure. In addition, the building is documented by aerial photography from 1959 to present and several historic photographs; the commercial/office use was permitted at the time the structure was built in the 1940s; and utility records date back to 1981.

The 1,104 square feet of commercial floor area is based on the ground floor area indicated for Building 1 (specified as a 24' by 46' structure) on the Monroe County Property Record Card for RE 00555620.000000. This figure is supported by Monroe County Property Appraiser records from 1985 and 1992 showing a 24' by 45' structure; a survey by David S. Massey dated 4-8-96

showing a 24.3' by 45.6' structure; and the survey by Gary B. Castel dated 10-14-05 showing a 24.5' by 45.45' structure.

- d. The utility/storage shed ("Building 6" on the undated survey and "One Story Frame Building" on the 10-11-05 survey) is recognized as having 288 square feet of lawfully-established commercial floor area.

Currently, the building is being used for storage. No original building permit was found for review; however, Building Permit 933-9140 was issued in 1993 to remodel the interior of a storage shed, thereby deeming the shed as lawfully-established.

The 288 square feet of commercial floor area is based on the area specified in Building Permit 933-9140. This figure is supported by the Monroe County Property Record Card for RE 00555620.000000 showing a 12' by 24' structure; a survey David S. Massey dated 4-8-96 showing a 12.6' by 24.2' structure; and the survey by Gary B. Castel dated 10-14-05 showing a 12.6' by 24.2' structure.

- e. The laundry facilities within the Tavernier Hotel are not considered commercial floor area. The laundry facilities are considered an accessory use to the residential component of the subject property.

Pursuant to MCC Section 9.5-124.4, the applicant may secure additional commercial square footage for the difference between the existing, lawfully-established commercial floor area and any proposed commercial floor area from the NROGO pool.

Pursuant to MCC Section 9.5-124.3, the applicant may transfer existing, lawfully-established commercial or non-residential floor area off-site to eligible receiver sites.

- 7. The latest proposal for the property was described at the February 2, 2006 Pre-Application Conference. The applicant proposes to transfer all of the transient and residential units off-site with the exception of two (2) to five (5) units. The applicant had not determined whether the units remaining onsite would be residential or transient. The rest of the structures on the site would be converted to commercial. The applicant was informed that the site is over density and that change in use of the site would require compliance with MCC Section 9.5-269.
- 8. Buildings 1, 3, 4 and 5 on the undated survey are designated as "historic" pursuant to MCC Section 9.5-144. Therefore, all changes to the structure and site are subject to all of the provisions of MCC Section 9.5-451.
- 9. Pursuant to MCC Section 9.5-455(e) reconstruction shall include measures preserving any remaining historic features and spatial relationships which are non-conforming. At issue are the current awnings which intrude into the front setback and the proposed awnings which the applicant seeks to reconstruct from historical photographs. Pursuant to MCC Section

9.5-144(c), non-nonconforming features such as the existing awnings may remain as long as the nonconformity is not further enlarged or extended. To reconstruct historic awnings, an Administrative Waiver cannot be used as the waiver would result in a setback that is less than the setback of adjacent structures. An Administrative Variance may be used to reduce the front setback from twenty-five (25) feet to fifteen (15) feet. The Tavernier Creek to Mile Marker 97 US Highway 1 Corridor Development Standards and Guidelines state that the Planning Director may authorize a roof overhang of three (3) additional feet into the front setback. However, this is not the zero-setback requested by the applicant.

10. Pursuant to MCC Section 9.5-146 non-conforming signs, parking, landscaping, lighting, access, and buffer-yard shall comply with the standards of Article VII, Divisions, 9, 10, 11, 12 and 13. Applicants shall bring their properties into compliance whenever substantial improvement or change in use are proposed or, if such is physically impossible due to site size, the physical layout of structure on and adjoining the site, into compliance to the greatest extent practicable.

Administrative Interpretation 01-120 describes that the greatest extent practicable shall consider the extent of the nonconformities on the site, the effect on surrounding property owners, and the degree to which the nonconformity presents health/safety concerns for the property owner and surrounding property owners. Determinations of this kind can not be made until the applicant submits a conceptual site plan.

11. Division 10, Landscaping, of the MCC requires that any project containing more than six (6) off- street parking spaces and located in one of the land use districts listed in MCC Section 9.5-361 shall be landscaped in accordance with standards described in Section 9.5-362.

A Class "A" parking lot landscaping is required in a SC zone. For every twenty-four (24) spaces, Class "A" parking lot landscaping requires 1,500 square feet of planting area with five (5) canopy trees, one (1) understory, and twelve (12) shrubs.

12. Division 11 of the MCC addresses Scenic Corridors and Buffer Yards. The District Boundary Buffer requirement between the SC and SR zone is a Class "D" bufferyard. Class "D" bufferyard sizes range from twenty (20) feet to thirty-five (35) feet in width. The requirements at twenty (20) feet width for every one hundred (100) linear feet is 6.6 canopy trees, 3.3 understory, and 28 shrubs. Existing native vegetation will count towards the bufferyard requirements.

For this parcel, a major street buffer Class "C" will be required by Overseas Hwy. Class "C" bufferyard standards for every one hundred (100) linear feet ranges from ten (10) to twenty five (25) feet. The requirements for a twenty-five (25) feet major street buffer is 3.5 canopy trees, 1.4 understory, and 14 shrubs per every one hundred (100) linear feet.

13. The applicant had not determined the size of the buildings in the final project and parking requirements can not be calculated. However pursuant to MCC Section 9.5-352 (b) regular

parking spaces must be eight and a half (8.5) feet wide and eighteen (18) feet long and handicapped spaces must be twelve (12) feet wide and eighteen (18) feet long with an adjacent five (5) feet wide by twenty (20) feet long striped access isle. The handicapped space must be paved and provide an impervious surface from the space to the use. It must also have signage designating that it is reserved for handicapped use, and indicate a \$250 fine for violators. Handicapped parking spaces shall be in accordance with all the provisions of the Florida Accessibility Code for Building Construction.

14. Each required parking space shall have direct and unrestricted access to an isle of the following minimum width:

Width of Isles

<u>Angle of Parking</u>	<u>One-Way Aisle</u>	<u>Two-Way Aisle</u>
90 degrees	24 feet	24 feet
60 degrees	18 feet	24 feet
45 degrees	15 feet	24 feet

Parking spaces #38 and #47 on the applicant's site plan do not have access to a 24 foot wide aisle.

15. Pursuant to MCC Section 9.5-404(2)(b), the applicant is allowed two (2) signs, or one (1) double faced sign. The applicant was provided with the Tavernier Design Guidelines and Historic Guidelines for reference on aesthetic issues, materials and lighting.
16. Pursuant to MCC Section 9.5-4 (S-19) all new structures will be required to comply with the most restrictive flood zone requirements that the individual structures are located within. According to Flood Insurance Rate Map Panel 919 of 1585, the property is located in a flood zone with the AE 10 designation. However, structures that are designated historic shall be exempt from flood elevation requirements in accordance with MCC Section 9.5-317(7).
17. Pursuant to MCC Section 9.5-426, traffic studies by a qualified traffic engineer who is licensed in the State of Florida shall be required for the following developments:

Any development generating from 250 to 500 trips per day shall submit a report from a traffic engineer indicating that the configuration of the access to US 1 or County Road 905 will be maintain a safe traffic flow, or provide a design for a new configuration to be constructed by the developer.

If trip generation will not exceed 250 trips per day the applicant shall submit a letter and data from the traffic consultant stating this. That information will be evaluated by the Monroe County Traffic Consultant.

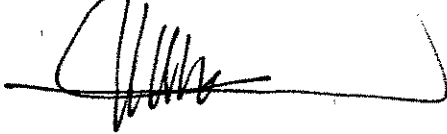
18. Pursuant to MCC Section 9.5-283, the height of the building shall not exceed thirty-five (35) feet. Height means the vertical distance between average grade and the highest part of any structure. Therefore the development cannot exceed thirty-five (35) feet in height from the preconstruction grade at the building site or crown of road, whichever is higher.
19. Stormwater must be retained onsite with swales or approved drainage. Drainage calculations must be shown on the plans. This project will be reviewed by the County Engineering Department for compliance.
20. Pursuant MCC Sections 9.5- 391- 394, all outdoor lighting, other than that used for public athletic facilities, shall be designed, located, and mounted at maximum heights of eighteen (18) feet for non-cutoff lights and thirty-five (35) feet for cutoff lights.
21. All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line shall not exceed three-tenths (0.3) foot-candle for non-cutoff lights and one and five-tenths (1.5) foot-candles for cutoff lights.
22. All lighting from nonresidential uses shall be located, screened or shielded so that adjacent residential lots are not directly illuminated.

If this property is subject to a conditional use approval, the Planning Commission is empowered under MCC Section 9.5-63 to modify or deny any application based on their review of the appropriateness of the proposed development within the context of surrounding properties and compliance with the Land Development Regulations (LDRs) and the 2010 Comprehensive Plan. Pursuant to MCC Section 9.5-65, the Planning Commission and the Planning Director are required to consider all aspects of the development, impacts on the community and consistency with the goals, objectives and standards of the plan and LDRs before granting conditional use approval, approval with conditions or denial of a project. Therefore, the intensities, densities and possibilities for setback waivers detailed in this LOU are subject to the Planning Commission and/or the Planning Director conditional use review and approval.

Pursuant to Section 9.5-43 of the Monroe County Code, you are entitled to rely upon the representations set forth in this letter of understanding as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations, if the 2010 Comprehensive Plan or LDRs are amended, the property and/or project will be required to be consistent with all goals, objectives and standards at the time of development approval. The Planning Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the November 10, 2005 meeting, or the February 2, 2006 meeting, and consequently reserves the right for additional department comment. The information provided in this letter may be relied upon, with the previous disclaimers, for a period of three years. The Planning Director upon the request of the landowner may review and reaffirm the representations set forth in this letter for an additional period of time.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Plantation Key office at (305) 852-7100.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aref Joulani', with a long horizontal line extending to the right.

Aref Joulani
Senior Director of Planning and Environmental Resources

Cc: Ty Symroski, Director of Growth Management
Heather Beckmann, Senior Planner
Joseph Haberman, Planner
Alex Score, Biologist
Ronda Norman, Director of Code Enforcement
Joe Paskalik, Building Official
Ervin Higgs, Monroe County Property Appraiser

Attachment A: Administrative Interpretation No. 03-108

ORDINANCE NO. 016 - 2006

AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE EXISTING DEFINITION FOR MAXIMUM SALES PRICE OF AN AFFORDABLE HOUSING UNIT (Sec. 9.5-4); AMENDING AFFORDABLE AND EMPLOYEE HOUSING PROVISIONS (Sec. 9.5-266); PROVIDING FOR SEVERABILITY AND REPEAL OF INCONSISTENT PROVISIONS; AMENDING AND/OR ADDING FOR CONSISTENCY PURPOSES RELATED PROVISIONS; PROVIDING EFFECTIVE DATE; PROVIDING FOR INCORPORATION IN THE MONROE COUNTY CODE OF ORDINANCES

WHEREAS, the Board of County Commissioners has considered the comments of the public, recommendations of the Planning Commission, recommendations of staff and the Workforce Housing Task Force and its counsel, and other matters, and;

WHEREAS, the Board of County Commissioners therefore makes the following Findings of Fact:

1. The lack of sufficient affordable housing opportunities for the local workforce creates serious risks to the local economy.
2. There is limited land area suitable for residential development remaining in the County.
3. There is a current unmet need of about 7,317 affordable units in the County.
4. These amendments to the land development regulations recognize the need for additional detail and comprehensiveness in addressing housing needs in Monroe County, based upon, among other factors, new issues, including accelerated conversion of existing affordable housing stock, increased housing pressures due to housing loss caused by Hurricane Wilma, and the changed projections and assumptions regarding resulting demographic trends.
5. The current code sets only a single sale price for an affordable housing unit which fails to recognize the differing costs associated with newly developed affordable housing units based upon the number of bedrooms they contain, thereby providing no incentive for developers to create units of greater than the smallest-size units.
6. The terms "affordable housing" and "employee housing", while differently defined in the Land Development Regulations, both require compliance with provisions relating to affordable housing. Most "affordable housing" in the County, even in cases where the housing units are not formally restricted as "employee housing", nonetheless serves as "employee housing" for persons earning their incomes from gainful employment in Monroe County. Therefore, density incentives for both affordable and

employee housing in the SC land use district serve the County's housing needs.

7. The proposed amendments to the Land Development Regulations are consistent with and further goals, objectives and policies of the Year 2010 Comprehensive Plan.

8. Allowing these amendments will provide incentives for the creation of more and diverse types of affordable housing, is a legitimate state interest and is necessary to implement Goal 601 of the plan (e.g., Policy 601.1.12; Objectives 601.2 and 601.6).

9. These amendments to the land development regulations specifically further Fla. Stat. § 163.3202(3) by implementing innovative land development regulation provisions such as transfer of development rights, incentive and inclusionary housing.

10. These amendments to the land development regulations are necessary to ensure that, despite the limited availability of developable lands, the County's existing and future housing stock includes adequate affordable housing opportunities.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THE FOLLOWING: That the preceding findings support its decision to approve the amendments to the Land Development Regulations of the Monroe County Code as provided herein:

Section 1.

Amend Sec. 9.5-4(M-6.2) as follows:

(M-6.2) *Maximum sales price, owner occupied affordable housing unit* shall mean a price not exceeding three and three-quarters (3.75) times the annual median household income for Monroe County for a one (1) bedroom or efficiency unit, four and one-quarter (4.25) times the annual median household income for Monroe County for a two (2) bedroom unit, and four and three-quarters (4.75) times the annual median household income for Monroe County for a three (3) or more bedroom unit.

Section 2.

Amend Sec. 9.5-266(a)(1)b. as follows:

(a) *Affordable and employee housing:*

(1) Notwithstanding the density limitations in section 9.5-262, the owner of a parcel of land shall be entitled to:

b. Develop affordable and employee housing as defined in section 9.5-4(A-5) and (E-1) on parcels of land classified as Suburban Commercial (SC) at an intensity up to a maximum net residential density of eighteen (18) dwelling units per acre and on parcels of land classified as Urban Residential (UR) at an intensity up to a maximum net residential density of twenty-five (25) dwelling units per acre.

Section 3.

Amend Sec. 9.5-266(a)(5) to read as follows:

(a) *Affordable and employee housing:*

(5) Notwithstanding the provisions of sections 9.5-261 through 9.5-270, when calculating density, any existing lawfully established or proposed affordable or employee housing on a parcel and the floor area thereof shall be excluded from the calculation of the total gross nonresidential floor area development that may be lawfully established on the parcel, however, the total residential density allowed on the site shall not exceed maximum net density for affordable and employee housing.

Section 4. Severability.

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 5. Conflicting Provisions.

In the case of direct conflict between any provision of this ordinance and a portion or provision of any appropriate federal, state or county law, rule, code or regulation, the more restrictive shall apply.

Section 6. Transmittal

This ordinance shall be transmitted by the Planning and Environmental Resources Department to the Florida Department of Community Affairs to determine the consistency of this ordinance with the Florida Statutes and as required by F.S. 380.0(6) and (11).

Section 7. Filing

This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the Department of Community Affairs or Administration Commission approving the ordinance.

Section 8. Effective Date.

This ordinance shall become effective as provided by law and stated above. Where Comprehensive Plan amendments may be required in order for any part of this ordinance to be deemed consistent with the Comprehensive Plan, the effective date of such part

shall be as of the effective date of the required Comprehensive Plan amendment and as otherwise required by law.

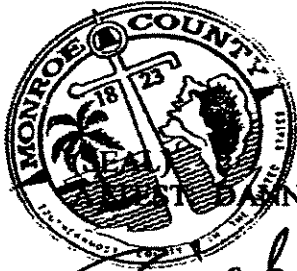
PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the 19th day of April, 2006.

Mayor Charles "Sonny" McCoy	<u>Yes</u>
Mayor Pro Tem Murray Nelson	<u>Vacant</u>
Commissioner Dixie Spehar	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>
Commissioner David Rice	<u>Yes</u>

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: 

Mayor Charles "Sonny" McCoy



DANNY L. KOLHAGE, CLERK


Deputy Clerk

APPROVED AS TO FORM:

County Attorney



FILED FOR RECORD
2006 MAY 10 PM 1:43
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

ATTACHMENTS

ATTACHMENTS